

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2718

Ordinance Zoning Paradise Hills Annexation #2

Recitals.

The following property has been annexed to the City as Paradise Hills Annexation #2 and requires a City zoning designation be applied to the property. The property was zoned County AFT, R-2, Planned Residential, and PI. Surrounding uses and zones are residential, with densities up to 4 units per acre, and vacant/agricultural land.

After public notice and public hearing as required by the Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the zone of annexation to RSF-R, RSF-1, RSF-4, RSF-5, Planned Residential with a maximum of 4.5 units per acre, PZ, PAD, and PI.

The City Council finds that the requested zoning is in conformance with the stated criteria of Section 4-4-4 and Section 4-11 of the Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The attached described properties are zoned as indicated.

Introduced on first reading this 17th day of November, 1993.

PASSED and ADOPTED on second reading this 1st day of December, 1993.

/s/ R.T. Mantlo
Mayor Pro Tem

ATTEST:

/s/ Stephanie Nye
City Clerk

ZONE TO RSF-R

BEG N 0DEG13' E 1049.23FT FR S4 COR SEC 26 1N 1W S 0DEG13' W 258.53FT S 70DEG59' W 595.2FT S 42DEG22' W 600 FT S 47DEG41' W 123.2FT N 0DEG05' E 938.61FT N 50DEG35' E 195.3FT N 87DEG50' E 89.76FT S 0DEG05' W 154.3FT N 85DEG08' E 790.2FT S 89DEG47' E 30FT TO BEG + BEG S 89DEG56' E 614.99FT FR NE COR SE4SW4 SEC 26 N 89DEG56' W 6.74FT S 36DEG46' W 227.6FT S 87DEG50' W 60.24FT S 0DEG05' W 154.3FT N 85DEG08' E 203.64FT N 0DEG05' E 322.20FT TO BEG.

BEG S 89DEG55MIN E 1315.7FT FR SE COR SW4 SEC26 1N 1W N 771.2FT TO C WASH ALG WASH N 86DEG E 110.54FT N N 31DEG45MIN E 250FT N 50DEG35MIN E 24.57FT LEAVING WASH S 0DEG05MIN W 938.61FT S 76DEG38MIN W 34FT S 0DEG05MIN W 61.07FT TO S L1 SEC 26 N 89DEG55MIN W 227.4FT TO BEG EXC S 30FT FOR RD.

BEG S 89DEG55' E 816.06FT + N 0DEG05' E 30FT FR SW COR SEC 26 1N 1W N 1DEG43'40SEC E 498.21FT N 40DEG07' E 289.9FT S 720FT N 89DEG55' W 200.94FT TO BEG.

BEG S 89DEG55' E 1017FT + 30FT N OF SW COR SEC 26 1N 1W N 720FT TO C OF WASH N 86DEG E ALG C 299.46FT S 741.3FT N 89DEG55' W 298.7FT TO BEG.

BEG A PT N 0DEG13' E 790.7FT FR S4 COR SEC 26 1N 1W S 70DEG59' W 595.2FT S 42DEG22' W 600FT S 47DEG41' W 133.2FT S 78DEG38' W 34FT S 0DEG5' W 61.07FT TO S LI SEC 26 S 89DEG55' E 225.6FT N 0DEG05' E 30FT N 48DEG30' E 219.7FT N 57DEG40' E 330FT N 72DEG49' E 409.5FT S 89DEG47' E 30FT TO E LI SW4 SEC 26N 0DEG13' E 315.5FT TO BEG.

ZONE TO RSF-1

LOT 3 REPLAT LOT 2 SACCOMANNO MINOR SUB SEC 35 1N 1W.

BEG S 89DEG55' E 928.98FT + S 0DEG05' W 30FT FR NW COR SEC 35 1N
1W S 89DEG55' E 386.66FT S 0DEG10' W 485.0FT S 88DEG42' W 88.7FT N
59DEG49' W 106.2FT S 88DEG15' W 122.9FT S 66DEG08' W 90.3FT N
0DEG05' E 471.66FT TO BEG.

Lot 1 of Saccamanno Minor Subdivision.

Lots 1 through 5, North Point Subdivision

Lots 1 through 5, Lewis Subdivision

BEG SW COR NW4NE4 SEC 35 1N 1W N 260 FT E
301.77FT S 259.75FT TO S LI NW4NE4 W TO BEG.

BEG NWLY COR N2SW4NE4 SEC 35 1N 1W S
89DEG52'42SEC E 1322.84FT S 407.17FT N
88DEG20'35SEC W 400.53FT N 73DEG57'35SEC
W 201.30FT S 87DEG11'25SEC W 223.40FT S
80DEG37'55SEC W 250.90FT ALG CH OF CVE
RAD 1787.1FT N 80DEG06'05SEC W 194.80FT
N 4DEG33'35SEC W 230.90FT N 89DEG35'35SEC
W 48.10FT N 0DEG01' E 130.57FT TO BEG.

THAT PT SE4NE4 SEC 35 1N 1W N OF I-70 AS
DESC BEG NELY COR SD SE4NE4 S 0DEG11'05SEC
W 412.45FT N 88DEG20'35SEC W 312.28FT S
83DEG07'25SEC W 202.20FT N 88DEG20'35SEC
W 804.47FT N 407.17FT S 89DEG52'42SEC E
1318.36FT TO BEG.

ZONE TO RSF-1

BEG S 0DEG07'30SEC E 657.5FT + S 89DEG
53'30SEC E 1101FT + N 65DEG46' E 242.6FT
FR N4 COR SEC 35 1N 1W S 65DEG46' W
722.2FT S 19DEG19'30SEC W 186.3FT S
49DEG16' E 208.5FT N 60DEG58' E 12.47FT
S 0DEG01'30SEC W 155.80FT S 89DEG53'30SEC
E 551.4FT N 0DEG01'30SEC E 758.8FT TO BEG

BEG 234FT E OF SW COR SEC 25 1N 1W E
107FT N 197FT W 107FT S TO BEG.

BEG 374.7FT E OF SW COR SEC 25 1N 1W
E 217.5FT N 460FT W 118.5FT S 21DEG01'
W 278.2FT S 200FT TO BEG.

BEG 136 FT E OF SW COR SEC 25 1N 1W
N 197 FT E 98 FT S 197 FT W TO BEG.

BEG N 1MIN E 272.06FT FR SW COR SEC
25 1N 1W N 1MIN E 900.48FT N 87DEG
56MIN E 441.5FT S 30DEG40MIN E 64.69FT
TO W BK OF GOVT HI LI CNL SWLY ALG CVE
TO LEFT CHORD OF WHICH BEARS S 41DEG
50 MIN30SEC W 290.65FT S 23DEG32MIN W
702.69FT TO BEG.

BEG S 89DEG54MIN E 118.9FT FR SW COR
SEC 25 1N 1W S 89DEG54MIN E 17.1FT N
0DEG06MIN E 197FT S 89DEG54MIN E 205FT
S 0DEG06MIN W 197FT S 89DEG54MIN E
33.7FT N 0DEG06MIN E 200FT N 21DEG18MIN
E 279.4FT S 89DEG39MIN E 118.5FT N
0DEG21MIN E 638.13FT TO S LI OF GOVT
HIGHLINE CNL ALG SD CNL S 54DEG37MIN
W 180.5FT S 41DEG02MIN W 154.7FT S
23DEG16MIN W 290FT S 21DEG20MIN W
347.8FT S 1DEG59MIN E 184.4FT TO BEG
EXC S 30FT FOR RD.

BEG NE COR SW4SW4 SEC 25 1N 1W 208.75
FT S 208.75FT E 208.75FT N 208.75FT TO
BEG AND ALSO BEG SE COR NW4SW4 SD SEC
25 N 416FT W TO GOVT HILINE CNL ROW
SWLY ALG CNL ROW TO S LI NW4SW4 E TO

BEG EXC E 25FT FOR RD.

ZONE TO RSF-4

Paradise Hills Subdivision, Filings 1 through 7

North View Subdivision

BEG S 89DEG 52' 10SEC E 50 FT + N 0DEG 7' 50SEC E 37.16FT FR NW
COR SW4 SE4 SEC 26 T1N R1W 0DEG 7' 50SEC E 365FT S 89DEG 52' 10
SEC E 50FT ALG ARC TO LEFT 207.04FT WITH A RAD 340FT THE CHORD
BEARS N 67DEG 37' 50SEC E 260.23FT N 45DEG 07' 50SEC E 105.8FT
S 0DEG 07' 50SEC W 179.39FT S 89DEG 52' 10SEC E 544.77FT S 5DEG
42' E 226.66FT ALG ARC CVE 191.07FT WITH A RAD 380FT CHORD BEARS
S 74DEG 32' 06SEC W 189.05FT S 60DEG 07' 50SEC W 232.61FT N 29DEG
52' 10SEC W 167.32FT S 56DEG 04' 27SEC W 200.49FT N 89DEG 52'
10SEC
W 299.72FT TO BEG EXC BEG MOST ELY COR LOT 4 BLOCK 10 PARADISE
HILLS SUBDIVISION FILING NO 2 N 29DEG 52' 10SEC W 153.18FT N 56DEG
04' 27SEC E 200.49FT TO BEG S 29DEG 52' 10SEC E 167.32FT N 60DEG
AS
DESC IN B-1158 P370 CO CLKS OFF.

Beginning at a point North 0 deg. 07'50" East 37.16 ft and
North 89 deg 52'10" West 349.72 ft. from the NW corner of the
SW1/4SE1/4 of Section 26, T1N R1W of the Ute Meridian, said
point being the NE Corner of Lot 4 Block 10 Paradise Hills
Subdivision Filing No. 2, thence South 29 deg. 52'10" East
153.18 ft. to the SE corner of said Lot 4, thence along the
Northerly right-of-way line of Paradise Drive North 60 deg.
07'50" East 200.00 ft., thence North 29 deg. 52'10" West
167.32 ft. thence South 56 deg. 04'27" West 200.49 ft. to
the point of beginning.

Beginning North 0 deg 07'50" East 462.16 ft. + South 89 deg 52'10"
East 30 ft. from NW corner SW4 SE4 Section 26 T1N R1W South 89
deg.
52'10" East 70 ft. along arc of a curve to line with a radius 280
ft. the chord bears North 76 deg. 37'50" East 214.3 ft. North 45
deg. 07'50" East 265.28 ft. along arc of curve to line with a
radius 280 ft. the chord bears North 30 deg. 08'40" East 144.8 ft
North 0 deg 07'50" East 465 ft. South 89 deg 57'50" West to
centerline dow SW along due to a point North of beginning South to
beginning of Paradise Hills Subdivision Section 26 T1N R1W.

ZONE TO RSF-4

THAT PT OF FOLL TR LYING N + W OF DRAIN
BEG NW COR SE4 SEC 26 1N 1W N 89DEG57'
50SEC E 558FT S 0DEG07'50SEC W 465FT
ALG ARC OF A CVE TO R WITH A RAD OF
280FT THE CHORD BEARS S 30DEG08'40SEC
W 144.8FT S 45DEG07'50SEC W 265.28FT
ALG ARC OF A CVE TO R WITH A RAD OF
280FT THE CHORD BEARS S 67DEG37'50SEC
W 114.3FT N 89DEG52'10SEC W 100FT N
ODEG07'50SEC E 858.34FT TO BEG.

BEG MOST ELY COR LOT 4 BLK 10 PARADISE
HILLS SUB FIL NO 2 N 29DEG52'10SEC W
153.18FT N 56DEG04'27SEC E 200.49FT TO
BEG S 29DEG52'10SEC E 167.32FT N 60DEG
07' E 100FT N 29DEG52'10SEC W 150FT WLY
TO BEG SEC 26 1N 1W.

NW4NE4 SEC 35 1N 1W EXC BEG SW COR NW4NE4
N 260FT E 301.77FT S 259.75FT TO S LI
NW4NE4 W TO BEG + EXC BEG SE COR NW4NE4
N ODEG01'30SEC E 758.8FT S 65DEG46' W
722.2FT S 19DEG19'30SEC W 186.3FT S
49DEG16' E 208.5FT N 60DEG58' E 12.47FT
S ODEG01'30SEC W 155.8FT S 89DEG53'30SEC
E 551.4FT TO BEG.

Zone to RSF-5

NE4NE4 SEC 26 1N 1W LYG S + W OF GOVT
HI LI CNL.

SE4NE4 SEC 26 1N 1W.

BEG N 89DEG57'50SEC E 558FT FR C COR
SEC 26 1N 1W N 41DEG35'47SEC E 111.67FT
N 52DEG31'05SEC E 153.69FT N 58DEG47'
13SEC E 276.77FT N 31DEG10'46SEC E
638.09FT S 0DEG04'23SEC W 865.90FT S
89DEG57'50SEC W 762.05FT TO BEG.

BEG N 89DEG57'50SEC E 558FT FR NW COR
SE4 SEC 26 1N 1W S 0DEG07'50SEC W 465FT
TO N LI PARADISE HILLS FIL NO 5 N 73DEG
07'52SEC E 109.60FT S 80DEG45'54SEC E
51.58FT S 64DEG28'56SEC E 99.25FT N
75DEG55'02SEC E 131.88FT S 88DEG27'47SEC
E 120.85FT N 55DEG26'45SEC E 214.22FT N
63DEG 49'02SEC E 369.92FT N 37DEG56'36SEC
E 137.87FT N 88DEG46'57SEC E 166.04FT N
89DEG16'32SEC E 201.14FT S 89DEG19'05SEC
E 163.23FT S 89DEG17'33SEC E 406.09FT S
07DEG11'13SEC E 289.62FT S 19DEG06'48SEC
E TO E LI SE4 SEC 26 N TO NE COR SE4 SEC
26 W TO BEG EXC NE COR LOT 13 BLK 20 SD
PARADISE HILLS FIL NO 5 N 17DEG42'40SEC
W 19FT N 87DEG28'48SEC W 101.78FT S
07DEG45'36SEC E 23FT N 75DEG55'02SEC E
11.19FT S 88DEG27'47SEC E 93.54FT TO BEG.

Zone to PAD (Planned Airport Development)

The Northeast Quarter of the Northeast Quarter of Section 26 lying North and East of the Government Highline Canal AND the Northwest Quarter of the Northwest Quarter of Section 25 lying North and East of the Government Highline Canal, EXCEPT a tract of land conveyed to Walker Field, Colorado, Public Airport Authority by document recorded December 18, 1973 in Book 1006 at Page 777; ALL being in Township 1 North, Range 1 West of the Ute Meridian.

The SW 1/4 NW 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian Lying East of the Right-Of-Way of Government Highline Canal

The NW 1/4 SW 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian lying East of the Government Highline Canal; Except the South 416 feet.

In Mesa County, Colorado

Zone to PZ (Public Zone)

Lot 4 of a Replat of Lot 2 Saccomanno Minor Subdivision

Zone to Planned Residential

La Casa de Dominquezz Filing #2, Section 35 T1N R1W, Ute Meridian

Zone to Planned Industrial

Beginning at the NW Corner of Section 25 T1N R1W, thence East 417.42 ft., thence South 417.42 ft., thence west 417.42 ft., thence north to the P.O.B.

Zone to PZ

Lot 4 of a replat of Lot two Saccomanno Minor Subdivision