

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2735

Ordinance Zoning Bluffs West Annexation

Recitals.

The following property has been annexed to the City as the Bluffs West Annexation and requires a City zoning designation be applied to the property. The property was zoned County R-2 and Planned Residential. Surrounding uses and zones are residential and the Colorado River.

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 PR-3.5, Planned Residential with a maximum of 3.5 units per acre

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 PR-3.5, Planned Residential with a maximum of 3.5 units per acre.

Introduced on first reading this 16th day of February, 1994.

PASSED and ADOPTED on second reading this 2nd day of March, 1994.

/s/ Reford C. Theobold
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk

BLUFFS WEST ANNEXATION:

A tract of land situated in the NW¹/₄, the SW¹/₄, and the SE¹/₄ of Section 8, and in the NE¹/₄ of the NW¹/₄ of Section 17, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southwest Corner of the NW¹/₄ SW¹/₄ of said Section 8, and considering the West line of said Section 8 to bear due North with all bearings contained herein being relative thereto; thence North along the West line of said Section 8 a distance of 1319.75 feet to the West ¹/₄ Corner of Section 8; thence continuing North along the West line of Section 8 a distance of 641.63 feet to a point on the Easterly Right-of-Way for the Redlands Parkway; thence along the Easterly Right-of-Way for the Redlands Parkway, as described in Book 1371 at Page 271 in the office of the Mesa County Clerk and Recorder, the following ten (10) courses and distances:

- 1) N 33°29'16" E a distance of 96.33 feet;
- 2) N 73°13'39" E a distance of 36.83 feet;
- 3) N 42°59'31" E a distance of 52.07 feet;
- 4) N 51°21'45" E a distance of 54.73 feet;
- 5) N 38°51'19" E a distance of 85.14 feet;
- 6) N 40°08'25" E a distance of 92.46 feet;
- 7) N 12°11'02" E a distance of 38.50 feet;
- 8) N 10°19'42" W a distance of 47.96 feet;
- 9) N 15°11'49" W a distance of 39.18 feet;
- 10) N 20°12'31" W a distance of 42.29 feet to a point on the South Bank of the Colorado River;

thence along the South Bank of the Colorado River the following two (2) courses and distances:

- 1) S 53°45'00" E a distance of 730.22 feet;
 - 2) S 46°15'00" E a distance of 660.0 feet to the East line of the SW¹/₄ NW¹/₄ of Section 8;
- thence South along the East line of said SW¹/₄ NW¹/₄ a distance of 71.32 feet;
- thence S 86°12'30" E a distance of 241.57 feet;
- thence S 58°31'25" E a distance of 358.88 feet;
- thence S 74°23'30" E a distance of 296.50 feet;
- thence S 53°11'00" E a distance of 301.75 feet to a point on the North Right-of-Way for Greenbelt Drive;
- thence 247.95 feet along the arc of a curve to the right having a radius of 1185.92 feet, a central angle of 11°58'46", and a long chord which bears S 80°22'51" E a distance of 247.50 feet to a

point which is the intersection of the North Right-of-Way for Greenbelt Drive and the East line of the NE¹/₄ SW¹/₄ of said Section 8;
thence South along the East line of said NE¹/₄ SW¹/₄ a distance of 287.88 feet;
thence S 65°31'28" E a distance of 571.87 feet;
thence S 29°37'40" E a distance of 501.16 feet to a point on the North line of the SW¹/₄ SE¹/₄ of said Section 8;
thence N 89°32'52" W along the North line of said SW¹/₄ SE¹/₄ a distance of 81.23 feet;
thence S 49°56'55" W a distance of 353.40 feet;
thence N 40°03'05" W a distance of 150.00 feet;
thence S 49°56'55" W a distance of 200.00 feet;
thence S 40°03'05" E a distance of 150.00 feet;
thence S 49°56'55" W a distance of 256.20 feet;
thence S 45°55'55" W a distance of 167.18 feet;
thence S 30°45'55" W a distance of 165.00 feet;
thence S 14°55'55" W a distance of 100.00 feet;
thence S 03°55'55" W a distance of 427.18 feet;
thence S 00°08'05" W a distance of 98.20 feet;
thence N 87°15'25" W a distance of 265.25 feet;
thence N 08°46'10" E a distance of 560.17 feet;
thence N 23°53'10" E a distance of 818.28 feet;
thence S 89°46'07" W a distance of 297.09 feet;
thence S 36°53'11" W a distance of 443.44 feet;
thence S 00°59'00" W a distance of 276.58 feet;
thence S 89°40'53" W a distance of 316.98 feet;
thence S 03°05'00" W a distance of 318.37 feet;
thence S 86°14'00" W a distance of 712.85 feet;
thence N 00°07'00" W a distance of 280.00 feet;
thence N 00°11'55" E a distance of 313.94 feet;
thence N 42°56'00" E a distance of 491.53 feet;
thence N 00°14'46" W a distance of 130.59 feet to the Northeast Corner of the SW¹/₄ SW¹/₄ of said Section 8;
thence N 89°58'04" W along the North line of the SW¹/₄ SW¹/₄ of said Section 8 a distance of 1318.87 feet to the Point of Beginning.

m:bluffwst.doc
Dec. 1, 1993 - 10:25am