

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2760

Ordinance Zoning the Discovery 76 Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Discovery 76 Annexation and requires a City zoning designation be applied to the property. The property was zoned Planned Residential in the County. Surrounding City zoning is Residential Single Family with a maximum of 5 units per acre (RSF-5) and County zoning of R-2 and Planned Residential.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the zone of annexation to Residential Single Family with a maximum of 5 units per acre (RSF-5).

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 Grand Junction Zoning and Development Code.

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

The attached described properties are zoned Residential Single Family with a maximum of 5 units per acre (RSF-5).

Introduced on first reading this 6th day of July, 1994.

PASSED and ADOPTED on second reading this 20th day of July, 1994.

/s/ R.T. Mantlo  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk

DISCOVERY 76 ANNEXATION:

A tract of land being a part of the Southeast  $\frac{1}{4}$  of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and a part of the West  $\frac{1}{4}$  of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the West  $\frac{1}{4}$  Corner of said Section 6;  
thence S 89°59'45" E along the North Line of Lot 6 in said Section 6 (also known as the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ ) a distance of 635.66 feet to the Southwest Corner of the E $\frac{1}{2}$  of Lot 5 in Section 6 (also known as the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  NW $\frac{1}{4}$ );  
thence N 00°15'22" W along the West line of the E $\frac{1}{2}$  of said Lot 5 a distance of 1321.49 feet to the Northwest Corner of the E $\frac{1}{2}$  of said Lot 5;  
thence S 89°56'19" E along the North line of the E $\frac{1}{2}$  of said Lot 5 a distance of 662.30 feet to the Northeast Corner of said Lot 5;  
thence S 00°00'11" E along the East line of said Lot 5 a distance of 1320.81 feet to the Northeast Corner of Lot 6 in Section 6;  
thence S 00°19'15" E along the East line of said Lot 6 a distance of 1321.86 feet to the Southeast Corner of said Lot 6);  
thence S 89°58'24" W along the South line of said Lot 6 a distance of 1299.61 feet to the Southwest Corner of said Lot 6;  
thence N 89°46'00" W a distance of 30.00 feet to a point on the West Right-of-Way line for 28 Road in Section 1;  
thence N 00°00'13" E along the West Right-of-Way line for 28 Road a distance of 1322.41 feet;  
thence S 89°59'47" E a distance of 30.00 feet to the Point of Beginning.

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(rev. 06/13/94)