

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2764

Ordinance Zoning the North Valley Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the North Valley 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 2 units per acre (RSF-2) and Planned Residential; and County zoning of Planned Residential and Agricultural/Forestry/Transitional (AFT).

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 Planned Residential with a maximum of 4.1 units per acre (PR-4.1).

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 Planned Residential with a maximum of 4.1 units per acre (PR-4.1).

Introduced on first reading this 20th day of July, 1994.

PASSED and ADOPTED on second reading this 3rd day of August, 1994.

/s/ R.T. Mantlo
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk

NORTH VALLEY ANNEXATION:

A tract of land being a part of Lot 49 of Pomona Park, situated in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 33, and considering the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to bear N 00°07'32" W with all bearings contained herein being relative thereto;

thence N 00°07'32" W along the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 658.98 feet to the True Point of Beginning;

thence N 89°57'57" W a distance of 25.0 feet to a point on the West right-of-way line of 24-3/4 Road, said point also being the Northeast Corner of Payton Subdivision;

thence N 89°57'57" W along the North boundary line of Payton Subdivision a distance of 502.82 feet to the Northwest Corner of Payton Subdivision;

thence N 89°56'41" W a distance of 132.0 feet to the Southwest Corner of Lot 49 of Pomona Park;

thence N 00°05'23" W along the West boundary line of said Lot 49 a distance of 659.05 feet to the Northwest Corner of said Lot 49;

thence S 89°57'57" E along the North boundary line of said Lot 49 a distance of 634.42 feet to a point on the West right-of-way line of 24-3/4 Road;

thence S 00°07'32" E along the West right-of-way line of 24-3/4 Road a distance of 188.60 feet to a point;

thence S 89°57'57" E a distance of 25.0 feet to the East line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33;

thence S 00°07'32" E along said East line a distance of 470.50 feet to the True Point of Beginning.