

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2824

Ordinance Zoning the Northwest Enclave Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as part of the Northwest Enclave Annexation and require a City zoning designation be applied to the properties.

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 following zones of annexation.

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 following described properties be zoned as follows:

THE FOLLOWING PARCELS ARE TO BE ZONED HEAVY COMMERCIAL (C-2):

BEG 767.46FT N + 1321.68FT W OF SE COR SEC 5 1S 1W N 56DEG24MIN W 360.03FT N 394.58FT E 299.88FT TO E LI W2SE4 SEC 5 S 593.81FT TO BEG; AND BEG 496FT S OF NE COR SE4SE4 SEC 5 1S 1W 210FT S 170FT E 210FT N TO BEG EXC ROW ON E A DESC IN B-1413 P-730 MESA CO RECORDS; AND BEG 854FT N + 643FT W OF SE COR SEC 5 1S 1W W 180FT S 428.2FT TO HWY 6 + 50 SELY ALG HWY 216.1FT N 547.8FT TO BEG; AND BEG 454FT N + 40FT W OF SE COR SEC 5 1S 1W N 200FT W 170FT S 200FT E TO BEG EXC ROW ON E AS DESC IN B-1413 P-728 MESA CO RECORDS; AND BEG 438.87FT N + 213.19FT W FR SE COR SEC 5 1S 1W N 08MIN W 179.88FT N 89DEG23MIN W 173.84FT S 40MIN E 179.92FT S 14DEG24MIN W 239.9FT TO NLY LI U S HWY 6-50 S 56DEG24MIN E ALG HWY 257.9FT N 03MIN W 218.39FT S 89DEG23MIN E 16FT N 08MIN E 155.02FT TO BEG EXC RD ROW AS PER B-1409 P-546 MESA CO RECDS; AND BEG 354FT N + 40FT W OF SE COR SEC 5 1S 1W W 170FT N 100FT E 170FT S TO BEG EXC ROW ON E AS DESC IN B-1413 P-729 MESA CO RECORDS; AND BEG 254FT N + 40FT W OF SE COR SEC 5 1S 1W N 100FT W 170FT S 100FT E TO BEG EXC ROW ON E AS DESC IN B-1413 P-731 MESA CO RECORDS; AND BEG 40FT W OF SE COR SE4SE4 SEC 5 1S 1W N 254FT W 186FT S 224.9FT TO N LI

OF HWY SELY ALG N LI TO S LI OF SEC 5 E TO BEG EXC ROW AS DESC IN B-1413 P-732 MESA CO RECORDS; AND W 400FT OF BEG S 0DEG02' W 685FT FR NE COR SE4 SEC 5 1S 1W S 0DEG02' W 305FT N 89DEG37' W 660FT N 0DEG02' E 305FT S 89DEG37' E 660FT TO BEG; AND E 260FT OF BEG S 0DEG02' W 685FT FR NE COR SE4 SEC 5 1S 1W S 0DEG02' W 305FT N 89DEG37' W 660FT N 0DEG02' E 305FT S 89DEG37' E 660FT TO BEG EXC E 50FT FOR ROAD ROW & ALSO EXC ROW DESC IN B-2096 P-409/410 MESA CO RECORDS; AND SW4 NE4 SE4 SEC 5 1S 1W EXC THAT PT BEG S 0DEG05' W 25 FT FR NW COR SW4 NE4 NE4 SD SEC 5 S 89DEG37' E 350FT S 0DEG05' W 373.37FT N 89DEG37' W 350FT N 0DEG05' E 373.37FT TO BEG + EXC N 25FT FOR ROAD ROW; AND BEG N 854FT & W 886FT FR SE COR SEC 5 1S 1W N 75FT W 374FT S 75FT E 374FT TO BEG & BEG N 854FT & W 823FT FR SD SE COR W 497FT S 98FT SELY ALG HWY 596.7FT N 428.2 FT TO BEG EXC BEG N 854FT & W 1260FT FR SD SE COR W 60 FT S 88.83FT S 56DEG32'30SEC E 71.92FT N 128.48FT TO BEG REFLECTING 35% TAXABLE ON 3.43AC; AND BEG N 0DEG05'26SEC W 854.12FT & S 89DEG58'07SEC W 643 FT FR COR COMMON TO SECS 4-5-8 & 9 1S 1W S 89DEG58'07 SEC W 180FT N 0DEG05'26SEC W 119.03FT N 89DEG32'07SEC E 180FT S 0DEG05'26SEC E 120.39FT TO BEG; AND BEG N 0DEG05'26SEC W 854.12FT & S 89DEG58'07SEC W 823 FT FR COR COM TO SECS 4-5-8-9 1S 1W S 89DEG58'07SEC W 63FT N 0DEG05'26SEC W 118.55FT N 89DEG38'07SEC E 63FT S 0DEG05'26SEC E 119.03FT TO BEG; AND BEG N 0DEG05'26SEC W 854.12FT & S 89DEG58'07SEC W 77.5 FT FR COR COM TO SECS 4-5-8-9 1S 1W S 89DEG58'07SEC W 306.23FT N 0DEG05'26SEC W 122.35FT N 89DEG32'07SEC E 211.3FT ALG ARC OF CV TO R 148.77FT RAD IS 94.32FT CNTRL ANG OF 90DEG22'27SEC CH BRS S 45DEG16'40SEC E 133.82FT S 0DEG05'26SEC E 29.72FT TO BEG; AND BEG N 0DEG05'26SEC W 854.12FT & S 89DEG58'07SEC W 383.73FT FR COR COM TO SECS 4-5-8-9 1S 1W S 89DEG58'07 SEC W 259.27FT N 0DEG05'26SEC W 120.39FT N 89DEG32'07 SEC E 259.27FT S 0DEG05'26SEC E 122.35FT TO BEG; AND BEG N 0DEG05'26SEC W 854.12FT & S 89DEG58'07SEC W 77.5 FT FR COR COM TO SECS 4-5-8-9 1S 1W S 0DEG05'26SEC E 30.09FT S 89DEG54'35SEC W 132.5FT S 0DEG05'26SEC E 235.21FT N 89DEG36'26SEC W 173.74FT N 0DEG05'26SEC W 264.15FT N 89DEG58'07SEC E 306.23FT TO BEG; AND BEG N 854FT & W 210FT FR SE COR SE4SE4 SEC 5 1S 1W W 433FT S 547.8FT SELY ALG HWY 500.7FT N 224.9FT E 16FT N 600FT TO BEG EXC BEG N 438.87FT & W 213.19FT FR SD SE COR N 0DEG08' E 179.88FT N 89DEG23' W 173.84FT S 0 DEG40' E 179.92FT S 14DEG24' W 239.9FT S 56DEG24' E N 257.9FT N 0DEG03' W 218.39FT S 89DEG23' E 16FT N 0DEG 08' E 155.02FT TO BEG & EXC N 0DEG05'26SEC W 854.12FT & S 89DEG58'07SEC W 77.5FT FR COR COM TO SECS 4-5-8-9 SD SEC 5 S 0DEG05'26SEC E 30.09FT S 89DEG54'35SEC W 132.5FT S 0DEG05'26SEC E 235.21FT N 89DEG36'26SEC W 173.74FT N 0DEG05'26SEC W 264.15FT N 89DEG58'07SEC E 306.23FT TO BEG; AND BEG S 0DEG05'26SEC E 220FT & S 89DEG58'07SEC W 886FT S 0DEG05'26SEC E 127.45FT FR S 1/16 COR SEC 5 1S 1W S 89 DEG32'07SEC W 146.7FT ALG ARC OF CV TO L 125.05FT RAD IS 180.7FT CH BRS S 69DEG42'39SEC W 122.57FT CNTRL ANG OF 39DEG38'57SEC N 89DEG58'07SEC E 261.73FT N 0DEG05' 26SEC E 43.55FT TO BEG; AND S2SE4NE4SE4 SEC 5 1S 1W EXC W 340FT OF S2S2SE4NE4SE4 SD SEC 5 & EXC E 50FT FOR ROW; AND W 340FT OF S2S2SE4NE4SE4 SEC 5 1S 1W; AND THAT PT OF BEG N 854FT & W 886FT FR SE COR SEC 5 1S 1W

N 75FT W 374FT S 75FT E 374FT TO BEG & BEG N 854FT & W 823FT FR SD SE COR W 497FT S 98FT SELY ALG HWY 596.7FT N 428.2FT TO BEG EXC BEG N 854FT & W 1260FT FR SD SE COR W 60FT S 88.83FT S 56DEG32'30SEC E 71.92FT N 128.48FT TO BEG REPRESENTING 65% EXEMPT ON 3.43AC; AND LOTS 5 & 12 JOHNSTONS SUB SEC 5 1S 1W AND W2 VACATED ROAD ADJ ON E AS REC'D B-1006 P-395; AND LOTS 2,3,6-11,14-16 JOHNSTONS SUB SEC 5 1S 1W; AND LOT 1 JOHNSTONS SUB SEC 5 1S 1W EXC RD ROW ON N & E AS DESC IN B-2080 P-454/456 MESA CO RECDS; AND LOTS 4 & 13 JOHNSTONS SUB SEC 5 1S 1W AND E2 VACATED ROAD ADJ ON W AS REC'D B-1006 P-395; AND LOTS 1 & 2 KELLEY'S SUBDIVISION SEC 5 1S 1W; AND LOTS 1-4 APPLETON KENNELS SUB SEC 5 1S 1W; AND NW4NE4 SEC 5 1S 1W LESS W 16.5FT; AND BEG NW COR N2 NE4 NE4 SEC 5 1S 1W S 89DEG56'18SEC E 330.01FT S 0DEG04'59SEC W 659.82FT N 89DEG55'26SEC W 330.01FT N 0DEG04'59SEC E 659.74FT TO BEG; AND SE4SE4SW4 SEC 32 1N 1W; AND NE4SE4SW4 SEC 32 1N 1W; AND W2SE4SW4 SEC 32 1S 1W EXC BEG SW COR OF W2SE4SW4 SEC 32 E 500FT N 610FT W 500FT S 610FT TO BEG; AND BEG S 0DEG01'27SEC W 1122.13FT FR CENTER SEC 32 1N 1W S 0DEG01'27SEC W 198.09FT WLY 659.67FT N 0DEG0'31SEC E 198.09FT N 89DEG55'32SEC E 659.72FT TO BEG EXC E 20FT FOR ROWS; AND BEG S 0DEG01'27SEC W 1122.13FT FR CENTER SEC 32 1N 1W S 0DEG01'27SEC W 198.09FT WLY 659.67FT N 0DEG0'31SEC E 198.09FT N 89DEG55'32SEC E 659.72FT TO BEG EXC E 20FT FOR ROWS; AND SW4SE4 SEC 32 1N1W; AND NE4NW4 OF SEC 5 1S 1W; AND W 16.5 FT NW4NE4 SEC 5; AND BEG N COR NE4SE4 SEC 5 WHENCE THE E4 SEC 5 BEARS S 89°52'53" E A DISTANCE OF 1323.15FT WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO THENCE S 00°04'48" W A DISTANCE OF 1282.85FT THENCE N 89°52'53" W A DISTANCE OF 299.88FT THENCE S 00°04'58" W A DISTANCE OF 394.58FT TO A PT ON THE NORTHERLY ROW OF HWY 6 & 50 THENCE ALONG SAID ROW N 56°32'45" W A DISTANCE OF 692.00FT THENCE N 32°34'38" E A DISTANCE OF 683.00FT THENCE ALONG A CURVE TO THE LEFT HAVING A RAD OF 1030.00FT ARC LENGTH OF 338.53FT DELTA ANGLE OF 18°49'52" A CHORD BEARING OF N 24°46'59" E AND A CHARD LENGTH OF 337FT THENCE N 15°22'03" E A DISTANCE OF 160.00FT THENCE ALONG A CURVE TO THE LEFT HAVING A RAD OF 1720.00FT ARC LENGTH OF 263.20FT DELTA ANGLE OF 08°46'03" A CHORD BEARING OF N 08°20'57" E AND A CHORD LENGTH OF 262.93FT TO A PT ON THE NORTH LINE OF THE W2 OF THE SE4 OF SEC 5 THENCE ALONG SAID LINE S 89°52'53"E A DISTANCE OF 290.00FT TO THE POB; AND A PARCEL OF LAND LYING IN THE S2NE4, SE4NW4, NE4SE4 AND THE NW4SE4 OF SEC 5 1S 1W OF THE U.M., COUNTY OF MESA, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE E4 COR SEC 5 WHENCE THE SE COR OF THE NE4SE4 BEARS S 00°05'34" E THENCE N 89°58'02" W 30.0FT TO THE TRUE POB THENCE N 00°05'34" W 14.48FT THENCE N 81°53'36" W 292.24FT THENCE N 89°58'02" W 2304.77FT THENCE S 63°13'43" W 1035.35FT TO A PT ON THE NORTHEASTERLY ROW OF HWY 6 & 50 THENCE S 56°24'00" E ALONG SAID NORTHEASTERLY ROW 57.52FT THENCE N 63°13'43" E 983.90FT TO A PT ON THE N BOUNDARY OF THE SE4 SEC THENCE S 89°59'01" E ALONG THE N BOUNDARY OF THE SE4

2592.22FT TO THE TRUE POB.

THE FOLLOWING PARCELS ARE TO BE ZONED HIGHWAY ORIENTED (H.O.):

BEG S 89DEG56'18SEC E 330.01FT FR NW COR OF N2NE4NE4 SEC 5 1S 1W S 89DEG56'18SEC E 593.99FT S 0DEG04'59SEC W 659.97FT N 89DEG55'26SEC W 593.99FT N 0DEG04'59SEC E 659.82FT TO POB EXC N 30FT FOR RD ROW; AND E 6 ACRES OF NE4NE4NE4 SEC 5 1S 1W; AND BEG S 660.07FT FR NE COR NE4NE4 SEC 5 1S 1W S 660.07FT N 89DEG54'34SEC W 1321.32FT N 0DEG04'59SEC E 659.74FT S 89DEG55'26SEC E 1320.36FT TO BEG EXC BEG S 660.07FT FR NE COR NE4NE4 SEC 5 1S 1W S 300FT N 89DEG55'26SEC W 435.6FT N 300FT S 89DEG55'26SEC E 435.6FT TO BEG EXC E 50FT FOR RD AS DESC IN B-1418 P-266 MESA CO RECDS; AND BEG S 660.07FT FR NE COR NE4NE4 SEC 5 1S 1W S 300FT N 89DEG55'26SEC W 435.6FT N 300FT S 89DEG55'26SEC E 435.6FT TO BEG EXC E 50FT FOR RD AS DESC IN B-1418 P-266 MESA CO RECDS; AND BEG 508.6FT S OF NW COR SW4NW4 SEC 5 1S 1W S 76FT TO HWY 50 S 56DEG24MIN E 189.6FT NELY AT RT ANGLES TO HWY TO A PT 275FT E OF BEG W TO BEG EXC TR RECD BK 918 PG 473 MESA CO CLK; AND BEG 732FT N & S 56DEG24' E 204.6FT FR W4 COR SEC 5 1S 1W S 56DEG24' E 160FT N 33DEG36' E 150FT N 56DEG24' W 160FT S 33DEG36' W 150FT TO BEG; AND BEG INTERSECTION E LI OF W 50 RODS OF SW4NW4 SEC 5 1S 1W WITH NLY LI U S HWY 50 N 0DEG14' E 179.6FT ALG SD E LI N 56DEG24' W 55.0FT S 33DEG36' W 150.0FT S 56 DEG24' E 153.8FT TO BEG; AND BEG A PT S 89DEG47MIN E 625.21FT FR NW COR SW4NW4 SEC 5 1S 1W S 89DEG47MIN E 200FT S 14MIN W 946.9FT N 56DEG24MIN W 55FT S 33DEG36MIN W 150FT N 56DEG24MIN W 193.5FT N 33DEG36MIN E 163.7FT N 14MIN E 798.7FT TO BEG; AND THAT PT E 30 RODS OF SW4 NW4 SEC 5 1S 1W LYING N + E OF U.S. HWY 6 + 50 WEST EXC W 10FT + ALSO E2 NW4 SW4 SEC 5 LYING N + E OF U.S. HWY 6 + 50 WEST; AND NW4NW4 SEC 4 1S 1W LESS 5A WASH + RD; AND SW4NW4 SEC 4 1S 1W LESS TR 8RD X 22RD IN SE COR OF SW4NW4; AND S4NE4SW4 SEC 4 1S 1W EXC 30FT FOR RD ON E; AND N2NW4SW4 SEC 4 1S 1W EXC BEG N 89DEG52'20SEC E 30FT FR W4 SD SEC 4 N 89DEG52'20SEC E 1289.14FT S 0DEG03'18SEC E 50FT S 89DEG52'20SEC W 1250.80FT N 81DEG53'36SEC W 38.69FT N 0DEG05'34SEC W 44.52FT TO POB; AND LOTS 1-5 MESA VILLAGE SEC 4 1S 1W; AND LOT 1 ORCHARD GROVE SUB N OF HWY SE4NE4 SEC 6 1S 1W EXC TR RECD BK 911 PG 410 MESA CO CLK; AND S2NE4 & SE4NW4 & NE4SW4 N & E OF HWY & NW4SE4 N & E OF HWY & SW4SE4 N & E OF HWY EXC E 299.88FT OF SW4SE4 N OF HWY IN SEC 5 1S 1W EXC PARCEL GRANTED TO PUBLIC SERVICE CO BY COURT ORDER B-1997 P-131/133 MESA CO RECORDS AND EXC A PARCEL OF LAND LYING IN THE S2NE4, SE4NW4, NE4SE4 AND THE NW4SE4 OF SEC 5 1S 1W OF THE U.M., COUNTY OF MESA, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE E4 COR SEC 5 WHENCE THE SE COR OF THE NE4SE4 BEARS S 00°05'34" E THENCE N 89°58'02" W 30.0FT TO THE TRUE POB THENCE N 00°05'34" W 14.48FT THENCE N 81°53'36" W 292.24FT THENCE N 89°58'02" W 2304.77FT THENCE S 63°13'43" W 1035.35FT TO A PT ON THE NORTHEASTERLY ROW OF HWY 6 & 50 THENCE S 56°24'00" E ALONG SAID NORTHEASTERLY ROW 57.52FT THENCE N 63°13'43" E 983.90FT TO A PT ON THE N BOUNDARY OF THE SE4 SEC THENCE S 89°59'01" E ALONG THE N BOUNDARY OF THE SE4

2592.22FT TO THE TRUE POB.; AND BEG N 89DEG52'20SEC E 30FT FR W4 SD SEC 4 N 89DEG52'20SEC E 1289.14FT S 0DEG03'18SEC E 50FT S 89DEG52'20SEC W 1250.80FT N 81DEG53'36SEC W 38.69FT N 0DEG05'34SEC W 44.52FT TO POB AND BEG SE COR N2S2NE4SW4 SEC 4 1S 1W S 89DEG50'59SEC W 484FT N 0DEG0'20SEC E 50FT ALG ARC OF CV TO R RAD IS 50FT CH BRS N 89DEG50'59SEC E 100FT N 0DEG0'20SEC E 91.04FT S 89DEG59'40SEC E 384FT S 0DEG0'20SEC W 140FT TO BEG EXC BEG S 89DEG50'59SEC W 384FT FR SE COR SD N2S2NE4SW4 S 89DEG50'59SEC W 100FT N 0DEG0'20SEC E 50 FT ALG ARC OF CVE TO RIGHT RAD 50FT CH BEARS N 89DEG50 '59SEC E 100FT S 0DEG0'20SEC W 50FT TO BEG & EXC E 30 FT FOR RD ROW AS PER B-849 P-494 OF MESA CO RECORDS; AND BEG N 1790FT FR S4 COR SEC 4 1S 1W N 90FT W 384FT S 90 FT E TO BEG & BEG N 0DEG0'20SEC E 230FT FR SE COR N2S2NE4SW4 SD SEC 4 N 89DEG59'40SEC W 384FT N 0DEG0'20 SEC E 30FT S 89DEG59'40SEC E 384FT S 0DEG0'20SEC W 30 FT TO BEG EXC E 30FT FOR RD ROW AS PER B-849 P-494 OF MESA CO RECORDS.

THE FOLLOWING PARCELS ARE TO BE ZONED PLANNED BUSINESS (PB) WITH THE CONDITIONS AS SPECIFIED BELOW:

LAND USES: The uses allowed in this PB Zone District will be all land uses allowed in the City's Heavy Business (B-3) Zone excluding the following:

- 1) "Outside Sale Retail Goods"
- 2) "Auction Houses"
- 3) "Auction Yards"
- 4) "Flea Markets".

Land uses allowed with a special use permit or a conditional use permit in B-3 will be allowed in the PB zone district when a special use permit or a conditional use permit is obtained respectively. All requirements subject to such permits shall be those requirements and conditions as per the Zoning and Development Code at the time of development.

All Land Uses in the B-3 Zone District allowed by right, or with a Special Use Permit, or a Conditional Use permit shall abide by the requirements as specified by the Grand Junction Zoning and Development Code at the time of development for the B-3 zone district.

BULK/LANDSCAPING/PARKING REQUIREMENTS: The bulk/landscaping/parking requirements for this PB Zone District will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development.

SIGNAGE REQUIREMENTS: All signage regulations will be the same as those found for the B-3 Zone District as specified by the Grand Junction Zoning and Development Code at the time of development with the following exception:

- 1) Except for properties with frontage along 24 1/2 Road,

freestanding signs shall be monument signs. Such signs shall not exceed 8 feet in height.

2) For properties with frontage along 24 1/2 Road, freestanding signs shall not exceed 25 feet in height.

DEVELOPMENT PROCESS: The seven identified properties (listed below) will be treated for all purposes in the development process as properties carrying a B-3 zoning classification or later equivalent, subject to the signage and land use restrictions stated above.

BEG 244.5FT N OF SW COR SE4SEC 4 1S 1W N 417.5FT E 417.5FT S 417.5FT W TO BEG EXC W 30FT FOR RD; AND SW4SW4SE4 SEC 4 1S 1W EXC W 417.5FT & EXC ROW ON S AS DESC IN B-1699 P-266 & 267 MESA CO RECORDS; AND BEG 263.16FT N OF SE COR NE4SE4SE4 SEC 4 1S 1W S 89DEG 48' W 227FT N 100FT N 89DEG48' E 227FT S 100FT TO BEG EXC E 30FT FOR ROAD; AND ALL S 3/4 OF NE4SE4SE4 SEC 4 1S 1W EXC S 263.16FT OF E 154FT + EXC BEG 263.16FT N OF SE COR NE4SE4SE4 SEC 4 S 89DEG48' W 227FT N 100FT N 89DEG48' E 227FT S 100FT TO BEG + ALSO EXC E 30FT FOR ROAD; AND BEG SE COR NE4SE4SE4 SEC 4 1S 1W S 89DEG48' W 154FT N 263.16FT N 89DEG48' E 154FT S 263.16FT TO BEG; AND SE4SE4SE4 & E 1A OF E2SW4SE4SE4 SEC 4 1S 1W EXC BEG N 29.89FT & W 30FT FR SE COR SD SEC 4 S 89DEG47'41SEC W 695.85FT N 272.25FT N 89DEG47'41SEC E 695.89FT S 272 .25FT TO BEG & ALSO EXC ROW AS DESC B-1499 P-778 & 779 MESA CO RECORDS; AND BEG N 00DEG 01'06" W 658.54FT FROM S4 COR SEC 4 1S 1W N 00DEG01'06" W 658.55FT N 89DEG48'26" E 299.83FT S 00DEG00'54" E 658.54FT S 89DEG48'21" W 299.8FT TO POB EXC W 30 FT FOR RD.

THE FOLLOWING PARCELS ARE TO BE ZONED LIGHT INDUSTRIAL (I-1):

BEG 352FT S + 25FT E OF NW COR SW4NW4 SEC 5 1S 1W S 156.6FT E 250FT NELY TO A PT 325FT E + 352FT S OF NW COR W TO BEG & BEG 337FT S & 25FT E OF NW COR SW4NW4 SD SEC 5 S TO N BNDRY B-891 P-852 E 300FT N 18DEG26' E 15.8FT TO SE COR IRON SUB W TO PT N OF BEG S TO BEG; AND A PARCEL OF LAND IN NW4 SEC 5 1S 1W DESC-FOLLS BEG AT A PT WHICH BRS S 89DEG47' E 625.10FT & S 0DEG14' W 334.64FT FR NW COR OF SW4NW4 SD SEC 5 S 0DEG14' W 464.06FT S 33DEG36' W 163.70FT TO A PT ON N LI OF U S 6 & 50 N 56DEG24' W 273.50FT LVG SD LI N 33DEG36' E 150FT N 56DEG24' W 175FT N 31DEG58' E 64.35FT N 25DEG35' E 172.87FT N 18DEG26' E 17.66FT E 268.73FT TO POB; AND A PARCEL OF LAND IN NW4 SEC 5 1S 1W DESC-FOLL BEG NW COR SW4NW4 SD SEC 5 S 89DEG47' E 625.10FT S 0DEG14' W 334.64FT W 268.73FT N 297FT W 355FT N 40FT TO POB; AND LOTS 1 & 2 IRON SUB SEC 5 1S 1W; AND BEG 1320FT S + 30FT W OF NE COR SEC 6 1S 1W S 89DEG35MIN W 272.25FT N 160FT N 89DEG35MIN E 272.25FT S 160FT TO BEG

THE FOLLOWING PARCELS ARE TO BE ZONED RESIDENTIAL SINGLE FAMILY - RURAL (RSF-R) :

E 9A OF N3NE4NE4 SEC 4 1S 1W EXC BEG SE COR 9A W 680FT N 140FT E 680FT S TO BEG + EXC W 2A; AND BEG SE COR N3E3/4NE4NE4 SEC 4 1S 1W W 680FT N 140FT E 680FT S TO BEG; AND BEG 440FT S OF NE COR SEC 4 1S 1W W 891FT S 440FT E 891FT N TO BEG; AND S 9.04A OF E2NW4NE4 SEC 4 1S 1W; AND SW4NW4NE4 SEC 4 1S 1W EXC 30FT FOR RD ON W; AND SW4NE4 SEC 4 1S 1W EXC 30FT FOR RD ON W; AND BEG 2893.8FT N OF SE COR SEC 4 1S 1W W 281.4FT N 122.2FT E 282.9FT S 122.2FT TO BEG; AND BEG 2826.5FT N OF SE COR SEC 4 1S 1W W 281.4FT N 67.3FT E 281.9FT S 67.3FT TO BEG; AND BEG 2637FT N OF SE COR SEC 4 1S 1W N 88DEG41MIN W 280FT N 183.1FT E 281.4FT S 189.5FT TO BEG; AND BEG NE COR W2NW4NE4 SEC 4 1S 1W S 0DEG0'10SEC E 500FT W 174.24FT N 0DEG0'10SEC W 500FT E 174.24FT TO BEG; AND NW4NW4NE4 SEC 4 1S 1W EXC N 500FT OF E 174.24FT + EXC W 30FT FOR RD; AND BEG S 354.33FT FR NE COR SE4 NE4 SEC 4 1S 1W N 89DEG56 ' W 660.34FT S 306.3FT S 89DEG56' E 660.34FT N 306.3FT TO BEG EXC E 50FT FOR ROW; AND BEG 1078FT S OF NE COR SEC 4 1S 1W W 295FT N 198FT W 1025FT S 440FT E 825FT N 192FT E 495FT TO BEG EXC W 50 FT FOR ROAD AS DESC IN B-1051 P-860 CO CLERKS OFF; AND N 880FT OF W4 NE4 NE4 + W 2 ACRES OF N 880FT OF E 3/4 NE4 NE4 SEC 4 1S 1W; AND BEG 880FT S OF NE COR SEC 4 1S 1W W 295FT S 88FT E 295 FT N 88FT TO BEG; AND BEG 968FT S OF NE COR SEC 4 1S 1W W 295FT S 110FT E 295FT N 110FT TO BEG; AND BEG 1128FT S OF NE COR SEC 4 1S 1W W 495FT S 106FT E 495FT N 106FT TO BEG; AND BEG NE COR E2 NW4 NE4 SEC 4 1S 1W S 300FT W 300FT N 300FT E 300FT TO BEG; AND E2 NW4 NE4 SEC 4 1S 1W EXC S 9.04 ACRES + EXC BEG NE COR E2 NW4 NE4 S 300FT W 300FT N 300FT E 300FT TO BEG; AND BEG NE COR SE4NE4 SEC 4 1S 1W N 89DEG56' W 660.34FT S 155.33FT S 89DEG56' E 660.34FT N 155.33FT TO BEG EXC E 50FT FOR ROAD R.O.W.; AND BEG 155.33FT S OF NE SE4NE4 SEC 4 1S 1W N 89DEG56' W 660.34FT S 199.0FT S 89DEG56' E 660.34FT N 199.0FT TO BEG EXC E 50FT FOR ROAD R.O.W; AND BEG 429.1FT E + 220.0FT S FR NW COR OF NE4NE4 SEC 4 1S 1W S 220.0FT E 198.0FT N 220.0FT W 198.0FT TO BEG; AND W 2A OF E 9A OF N3NE4NE4 SEC 4 1S 1W EXC BEG 429.1FT E + 220.0FT S FR NW COR OF NE4NE4 SEC 4 1S 1W S 220.0FT E 198.0FT N 220.0FT W 198.0FT TO BEG; AND BEG 3121.5FT N SE COR SEC 4 1S 1W W 283.76FT S 0DEG28' E 22.1FT S 87DEG51' W 374FT N 2DEG14' W 184FT S 89DEG 12' E 664FT S 138.5FT TO BEG; AND BEG 3016FT N SE COR SEC 4 1S 1W W 282.9FT N 0DEG28' W 83.4FT S 87DEG51' W 374FT N 2DEG14' W 184FT S 89DEG12' E 664FT S 244FT TO BEG EXC BEG 3121.5FT N SE COR SD SEC 4 W 283.76FT S 0DEG28' E 22.1FT S 87DEG51' W 374FT N 2DEG14' W 184FT S 89DEG12' E 664FT S 138.5FT TO BEG; AND BEG 1234FT S OF NE COR SEC 4 1S 1W TH W 30RDS S 78FT E 30RDS N 78FT TO BEG & ALSO BEG 1312FT S OF NE COR SD SEC 4 W 495FT S 8FT E 495FT N 8FT TO BEG; AND IMPS ON SW4NW4NE4 SEC 4 1S 1W; AND NW4SE4NE4 & S2SE4NE4 SEC 4 1S 1W EXC BEG 2637FT N OF SE COR SD SEC 4 N 88DEG41' W 280FT N 0DEG28' W 456FT S 87DEG51' W 374FT N 2DEG14' W

184FT S 89DEG12' E 664FT S 623FT TO BEG & ALSO EXC THAT PTN OF A PARCEL OF LAND LYG IN S2SE4NE4 SD SEC 4 DESC-FOLLS BEG N 89DEG50'54SEC W 30FT FR E4 COR SD SEC 4 N 89DEG50'54SEC W 924.71FT S 82DEG17'43SEC W 367.27FT N 89DEG52'54SEC E 991.43FT N 0DEG00'38SEC W 50FT S 89DEG52'54SEC E 988.14FT N 82DEG17'43SEC E 403.95FT N 89DEG52'42SEC E 641.5FT S 0DEG26'16SEC E 31.95FT S 88DEG39'16SEC E 249.99FT S 0DEG01'44SEC W 17.71FT TO BEG; AND N 180FT OF E2S2N2SE4NW4 + N 150FT OF W2S2N2SE4NW4 SEC 4 1S 1W EXC E 30FT FOR RD; AND S 180FT OF W2S2N2SE4NW4 + S 150FT OF E2S2N2SE4NW4 SEC 4 1S 1W EXC E 30FT FOR RD; AND SW4SE4NW4 SEC 4 1S 1W + BEG SW COR SW4SE4NW4 SEC 4 W 8RD N 22RD E 8RD S TO BEG + 20FT OF S SIDE SE4SE4NW4; AND BEG 370.72FT W + 20FT N OF SE COR SE4SE4NW4 SEC 4 1S 1W N 235FT W 289.28FT S 235FT E TO BEG; AND BEG 20FT N OF SE COR SE4SE4NW4 SEC 4 1S 1W N 235FT W 370.72FT S 235FT E TO BEG EXC 30FT ON E FOR RD; AND N2N2SE4NW4 SEC 4 1S 1W EXC 30FT FOR RD ON E; AND BEG NW COR NE4NW4 SEC 4 1S 1W S 216FT E 201.66FT N 216FT W 201.66FT TO BEG; AND N 15A NE4NW4 SEC 4 1S 1W EXC BEG NW COR NE4NW4 S 216FT E 201.66FT N 216FT W 201.66FT TO BEG + ALSO EXC E 30FT FOR RD; AND BEG 740FT S OF N4 COR SEC 4 1S 1W S 89DEG31' W 469.33FT S 198.57FT N 89DEG55' E 469.31FT N 201.85FT TO BEG EXC E 30FT FOR RD ROW; AND BEG N 313.67FT FR SE COR NW4 SEC 4 1S 1W W 246.24FT N 176.90FT E 246.24FT S 176.90FT TO BEG; AND BEG S 0DEG01'11SEC E 493.58FT + S 89DEG59'03SEC W 40FT FR NE COR NE4NW4 SEC 4 1S 1W S 89DEG59'03SEC W 160FT S 0DEG01'11SEC E 100FT N 89DEG59'03SEC E 160FT N 0DEG 01'11SEC W 100FT TO BEG; AND N 15FT OF S4NE4NW4 + S 240FT OF N2S2NE4NW4 SEC 4 1S 1W + BEG S 0DEG01'19SEC E 988.07FT FR N4 COR SD SEC 4 S 89DEG57'11SEC W 1320.12FT S 0DEG03'05SEC E 5.12FT N 89 DEG53'41SEC E 1320.12FT N 0DEG01'19SEC W 3.78FT TO BEG EXC E 30FT FOR RD + EXC BEG 740FT S OF N4 COR SD SEC 4 S 89DEG31' W 469.33FT S 198.57FT N 89DEG55' E 469.31FT N 201.85FT TO BEG + EXC BEG S 0DEG01'19SEC E 991.85FT FR N4 COR SD SEC 4 S 89DEG53'41SEC W 1320.12FT S 0DEG 03'05SEC E 9.88FT N 89DEG57'11SEC E 1320.11FT N 0DEG01 '19SEC W 11.22FT TO BEG; AND BEG N 255FT & S 89DEG55'41SEC W 30FT FR SE COR NW4 SEC 4 1S 1W S 89DEG55'41SEC W 629.86FT N 0DEG00'27SEC W 236.40FT E 413.65FT S 176.90FT E 216.24FT 58.71FT TO BEG; AND SE4SE4NW4 SEC 4 1S 1W EXC S 255FT & EXC BEG 313.67FT N OF SE COR SD SEC 4 W 246.24FT N 176.90FT E 246.24FT S 176.90FT TO BEG & EXC BEG N 225FT & S 89DEG55'41SEC W 30FT FR SE COR SD SEC 4 S 89DEG55'41SEC W 629.86FT N 0DEG00'27SEC W 236.40FT E 413.65FT S 176.90FT E 216.24FT S 58.71FT TO BEG & ALSO EXC 30FT FOR RD ON E; AND N2S2NE4NW4 SEC 4 1S 1W EXC S 240FT THEREOF & EXC E 30 FT FOR ROW & ALSO S 5AC OF N2NE4NW4 SD SEC 4 EXC BEG S 0DEG01'11SEC E 493.58FT & S 89DEG59'03SEC W 40FT FR NE COR NE4NW4 SD SEC 4 S 89DEG59''03SEC W 160FT S 0DEG 01'11SEC E 100FT N 89DEG59'03SEC E 160FT N 0DEG01'11 SEC W 100FT TO BEG & EXC E 30FT FOR ROW; AND BEG N 0DEG01'19SEC W 165FT FR SE COR NE4NW4 SEC 4 1S 1W S 89DEG56'07SEC W 1320.03FT N 0DEG03'05SEC W 159.62FT N 89DEG53'41SEC E 1320.12FT S 0DEG01'19SEC E 160.55FT TO BEG EXC E 30FT FOR RD ROW; AND BEG N 0DEG01'19SEC W 165FT FR SE COR NE4NW4 SEC 4 1S 1W S 89DEG56'07SEC W 1320.03FT S 0DEG03'05SEC E 165FT N

89DEG56'07SEC E 1319.95FT N 0DEG01'19SEC W 165FT TO BEG EXC E 30FT FOR RD ROW; AND BEG SE COR N2NE4SW4 SEC 4 1S 1W W 238FT N 103FT E 238FT S TO BEG EXC 30FT FOR RD ON E; AND BEG NE COR N2NE4SW4 SEC 4 1S 1W W 670.15FT S 260FT E 670.15FT N 260FT TO BEG EXC E 30FT FOR RD; AND S 247FT OF N2 NE4 SW4 SEC 4 1S 1W EXC S 103FT OF E 238 FT + EXC E 30FT FOR ROAD; AND N2 NE4 SW4 SEC 4 1S 1W EXC S 247FT + EXC N 260FT OF E 670.15FT + EXC E 30FT FOR ROAD; AND BEG S 89DEG50'59SEC W 384FT FR SE COR N2S2NE4SW4 SEC 4 1S 1W S 89DEG50'59SEC W 100FT N 0DEG0'20SEC E 50FT ALG ARC OF CV TO R RAD IS 50FT CH BRS N 89DEG50'59SEC E 100FT S 0DEG0'20SEC W 50FT TO BEG & BEG N 1650FT & W 484FT FR S4 COR SD SEC 4 N 50FT ALG ARC OF CV TO R RAD IS 50FT CH BRS E 100FT N 180FT E 384FT N 100FT W 1317.92FT S 330FT E 833.92FT TO BEG EXC BEG N 0DEG0'20 SEC E 230FT FR SE COR SD N2S2NE4SW4 N 89DEG59'40SEC W 384FT N 0DEG0'20SEC E 30FT S 89DEG59'40SEC E 384FT S 0DEG0'20SEC W 30FT TO BEG & EXC E 30FT FOR ROW AS PER B-849 P-494 MESA CO RECORDS; AND BEG 1345FT N + 429.4FT E OF S4 COR SEC 4 1S 1W N 116FT W 100FT S 116FT E TO BEG; AND BEG 198FT W OF SE COR NW4SE4 SEC 4 1S 1W W 252FT N 180.5FT W 40FT N 36DEG03MIN E 378.2FT N 28DEG39MIN E 63FT N 22DEG35MIN E 64FT N 17DEG21MIN E 61.4FT TO N LI S2NW4SE4 S 660FT M-L TO BEG; AND BEG 724.9FT E OF SW COR NW4SE4 SEC 4 1S 1W E 145FT N 180.5FT W 40FT S 36DEG3MIN W 155.4FT S 13DEG47MIN W 56.2FT TO BEG; AND W2 OF BEG SE COR NE4SE4 SEC 4 1S 1W W 416FT N 105FT E 416FT S TO BEG; AND BEG SE COR NE4SE4 SEC 4 1S 1W W 208FT N 105FT E 208FT S TO BEG; AND BEG 1320FT N + 479.4FT E OF S4 COR SEC 4 1S 1W E 245.5FT N 13DEG47MIN E 56.2FT N 36DEG03MIN E 533.6FT N 28DEG39MIN E 63FT N 22DEG35MIN E 64FT N 12DEG04MIN E 60.98FT W 642FT S 660FT TO BEG; AND N 2.5A OF NE4SE4SE4 SEC 4 1S 1W EXC BEG 396FT W OF NE COR SE4SE4 W 264FT S 165FT E 264FT N 165FT TO BEG + EXC N 25FT FOR RD; AND BEG 396FT W OF NE COR SE4SE4 SEC 4 1S 1W S 165FT W 264FT N 165FT E 264FT TO BEG EXC N 25FT FOR RD; AND BEG N 1711FT + E 329.4FT FR S4 COR SEC 4 1S 1W E 100FT N 269FT W 100FT S 269FT TO BEG; AND BEG NW COR W4 NW4 SE4 SEC 4 1S 1W S 0DEG01'06SEC E 699.98FT N 89DEG57'35SEC E 329.86FT N 0DEG0'56SEC W 698.38FT N 89DEG53'15SEC W 329.90FT TO BEG EXC W 30FT FOR ROAD; AND BEG 95FT S OF NE COR SE4 SEC 4 1S 1W S 80FT W 257FT N 80FT E 257FT TO BEG; AND BEG 175FT S OF NE COR SE4 SEC 4 1S 1W S 160FT W 416FT N 160FT E 416FT TO BEG; AND BEG N 1711FT + E 329.4FT FR S4 COR SEC 4 1S 1W E 100FT S 250FT W 100FT N 250FT TO BEG; AND NE4SE4 & E3/4NW4SE4 SEC 4 1S 1W EXC BEG SW COR E2SW4 NW4SE4 SD SEC 4 N 660FT E 792FT S 660FT W 792FT TO BEG & EXC BEG SE COR NE4SE4 SD SEC 4 W 416FT N 105FT E 416FT S 105FT TO BEG & EXC BEG 95FT S OF NE COR SE4 W 257FT S 80FT W 159FT S 160FT E 416FT N 240FT TO BEG EXC THAT PTN OF A PARCEL LYG IN N2SE4 SD SEC 4 DESC-FOLLS BEG N 89DEG50'54SEC W 30FT FR E4 COR SD SEC 4 N 89DEG50'54SEC W 924.71FT 82DEG17'43SEC W 367.27FT N 89DEG52'54SEC W 991.43FT N 0DEG00'38SEC W 50FT S 89DEG52'54SEC E 988.14FT N 82DEG17'43SEC E 403.95FT N 89DEG52'42SEC E 641.5FT S0DEG26'16SEC E 31.95FT S 88DEG39'16SEC E 249.99FT S 0DEG01'44SEC W 17.71FT TO BEG & ALSO EXC BEG N 89DEG52'54SEC W 30FT FR E4 COR SD SEC 4 N 89DEG50'54SEC W 924.71FT S 82DEG17'43SEC W 367.27FT AS DESC IN B-1771 P-322 MESA CO

RECORDS; AND BEG N 89DEG52'54SEC W 30FT FR E4 COR SEC 4 1S 1W N 89DEG50'54SEC W 924.71FT S 82DEG17'43SEC W 367.27FT N 89DEG52'54SEC W 991.43FT S 0DEG00'38SEC E 100FT S 89DEG52'54SEC E 991.43FT N 82DEG17'43SEC E 367.27FT N 0DEG00'38SEC W 65FT N 89DEG52'42SEC E 924.71FT TO W ROW 25 RD N 0DEG01'44SEC E 35FT TO BEG; AND BEG N 00DEG01'06" W 1317.09FT FROM S4 COR SEC 4 1S 1W N 00DEG01'06" W 616.95FT N 89DEG48'26" E 299.86FT S 00DEG00'56" E 616.95FT S 89DEG48'24" W 299.83FT TO POB EXC W 30FT FOR RD; AND THAT PTN OF A PARCEL OF LAND LYG IN S2SE4NE4 SD SEC 4 DESC-FOLLS BEG N 89DEG50'54SEC W 30FT FR E4 COR SD SEC 4 N 89DEG50'54SEC W 924.71FT S 82DEG17'43SEC W 367.27FT N 89DEG52'54SEC E 991.43FT N 0DEG00'38SEC W 50FT S 89DEG52'54SEC E 988.14FT N 82DEG17'43SEC E 403.95FT N 89DEG52'42SEC E 641.5FT S 0DEG26'16SEC E 31.95FT S 88DEG39'16SEC E 249.99FT S 0DEG01'44SEC W 17.71FT TO BE; AND BEG NW COR OF SEC 3 1S 1W OF THE U.M. THENCE E ALONG N LINE OF SAID SEC 3 A DISTANCE OF 220.00FT THENCE S PARALLEL TH W LINE OF SAID SEC 3 A DISTANCE OF 180.0FT THENCE W PARALLEL TO THE N LINE OF SAID SEC 3 A DISTANCE OF 220.0FT THENCE N ALONG W LINE OF SAID SEC 3 A DISTANCE OF 180.0FT TO POB

Introduced on first reading this 15th day of March, 1995.

PASSED and ADOPTED on second reading this 5th day of April, 1995.

/s/ R.T. Mantlo
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk