

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 2836**

**Ordinance Zoning the Country Club Park West Annexation**

Recitals.

The following properties have been annexed to the City of Grand Junction as the Country Club Park West 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 zone 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 Residential Single Family - Two (RSF-2):

A parcel of land situate in the South 1\2 of Section 16 and in the North 1\2 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the south 1\4 corner of Section 16, Township 1 South, Range 1 West, thence along the east line of Lot 10 of Redlands Club Heights Subdivision as recorded in Plat Book 8 at Page 78 of the records of the Mesa County Clerk and Recorder N 01°27'00" E, 115.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along the east line of said Lot 10, crossing Dressel Drive and along the east line of Lots 9,8,7 and 6 of said Redlands Club Heights Subdivision N 01°27'00" E, 505.00 feet to the northeast corner of said Lot 6; thence along the north line of said Lot 6 N 88°33'00" W, 125.00 feet to the northwest corner of said Lot 6; thence along the easterly Right-of-Way line of said Dressel Drive N 01°27'00" E, 45.80 feet; thence continuing along said easterly Right-of-Way line N 24°11'00" E, 244.40 feet to the northwest corner of Lot 4 of said Redlands Club Heights Subdivision; thence crossing said Dressel Drive and along the northerly line of Lot 14 of said

Redlands Club Heights Subdivision N 65°49'00" W, 53.00 feet to the northeast corner of said Lot 14; thence continuing along the northerly line of said Lot 14 S 87°53'00" W, 45.80 feet to the northwest corner of said Lot 14; thence along the westerly line of said Lot 14 and Lot 13 of said Redlands Club Heights Subdivision S 33°31'00" W, 591.40 feet; thence continuing along the westerly line of said Lot 13 and the westerly line of Lots 12 and 11 of said Redlands Club Heights Subdivision S 16°49'00" W, 432.00 feet to the southwest corner of said Lot 11; thence along the south line of said Lot 11 S 89°31'30" E, 323.90 feet; thence leaving the south line of said Lot 11 and along the westerly line of Lots 3,4,5,6,7,8,9,10,11 and 12, Block 4 of Country Club Park Subdivision as recorded in Plat Book 6 at Page 15 of the records of the Mesa County Clerk and Recorder and along the westerly line of a parcel of land as described in Book 1829 at Page 812 of the records of the Mesa County Clerk and Recorder S 19°56'37" E, 1592.19 feet to a point on the northeasterly Right-of-Way line of Bella Pago Drive; thence along said northeasterly Right-of-Way line S 67°02'11" E, 68.12 feet; thence along the northerly Right-of-Way line of said Bella Pago Drive and crossing Country Club Park Road N 65°21'43" E, 303.96 feet to the southeast corner of Lot 13, Block 3 of said Country Club Park Subdivision; thence along the easterly line of said Lot 13 N 28°52'50" W, 180.00 feet to the northeast corner of said Lot 13; thence along the southerly line of Lot 14, Block 3 of said Country Club Park Subdivision N 76°05'12" E, 150.00 feet to the southeast corner of said Lot 14; thence along the easterly line of Lots 14,15,16,17,18,19 and 20, Block 3 of said Country Club Park Subdivision N 20°43'16" W, 900.00 feet to the northeast corner of said Lot 20; thence along the southerly line of Lot 24, Block 3 of said Country Club Park Subdivision N 70°29'30" E, 50.00 feet to a point; thence along the westerly line of a parcel of land as described in Book 1039 at Page 903 of the records of the Mesa County Clerk and Recorder.

Introduced on first reading this 19th day of April, 1995.

PASSED and ADOPTED on second reading this 3rd day of May, 1995.

/s/ Ron Maupin  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk

(ccpwzone.ord)