

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2838

ZONING A PORTION OF THE POMONA PARK ANNEXATION  
MOONRIDGE FALLS SUBDIVISION TO PR-2.3

Recitals:

Moonridge Falls Subdivision, located south of Leach Creek and west of 25 1/2 Road, was annexed as a part of the Pomona Park Annexation. The subdivision, consisting of 66 proposed lots on 29 acres, received Official Development Plan approval by Mesa County prior to annexation. Filing 1 has been recorded and built. Filing 2 has final approval and is under construction.

Planning Commission, at their April 4, 1995 hearing recommended approval of a City zone of Planned Residential (PR) with a density not to exceed 2.3 units per acre and accepted the County approval of the Official Development Plan as a Preliminary Plan.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds the PR zoning to be appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the following described property is hereby zoned Planned Residential (PR) with a density not to exceed 2.3 units per acre:

LOTS 1-5 BLK 1 MOONRIDGE FALLS - FIL NO ONE SEC 3 1S 1W & AN UNDIV. 1/14 INT IN P.O.S. PER HB 1346; AND ALSO LOTS 35-43 BLK 1 MOONRIDGE FALLS - FIL NO ONE SEC 3 1S 1W & AN UNDIV. 1/14 INT IN P.O.S. PER HB 1346; AND ALSO BEG AT A PT FR WHENCE SE COR OF W2NE4NW4 SEC 3 1S 1W BRS S 0DEG15'49SEC E 20FT SD PT BEING N LINE OF GRD JCT & GRD RIVER VALLEY RAILWAY CO FORMER ROW S 89DEG 14'08SEC W 213.46FT TO A PT OF CVE TO RIGHT FR WHENCE RADIUS PT BRS N 0DEG04'52SEC W 454.95FT ALG SD CVE 608.11FT TO A PT OF TANGENCY N 14DEG10'745SEC W 1.02FT N 0DEG14'44SEC W 747.13FT TO CNTR OF TURPIN WASH ALG CNTR OF SD WASH S 79DEG E 86.33FT N 77DEG E 100FT S 88DEG30' E 180FT N 58DEG E 60FT S 82DEG E 160FT N 67DEG E 94.2FT S 0DEG15'49SEC E 1136.66FT TO POB & BEG AT A PT FR WHENCE NE COR NW4NW4 SD SEC 3 BRS N 0DEG14'44SEC W 215.09FT SD PT ALSO BEING CNTR OF TURPIN WASH S 0DEG14'40SEC E 747.13FT N14DEG10'45SEC W 781.04FT TO CNTR OF SD WASH ALG CNTR SD WASH S 76DEG E 80FT N 78DEG E 40FT N 87DEG E 60FT S 79DEG E 11.67FT TO POB; AND ALSO BEG S 89DEG14'08SEC W 509.32FT FR SE COR E2NE4NW4 SEC 3 1S 1W S 89DEG14'08SEC W 150.09FT N 0DEG15'49SEC W 1156.66FT N 67DEG E 40.08FT S 78DEG E 120FT S 63DEG E 77FT S 78DEG E

50FT S 69DEG35'56SEC E 54.46FT S 0DEG16'55SEC E 313.02FT N  
89DEG43'05SEC E 336.55FT S 0DEG16'55SEC E 548.58FT S 89DEG59'05SEC  
W 508.04FT S 0DEG02'45SEC W 220.96FT TO BEG EXC E 25FT FOR RD  
ROW & ALSO EXC MOONRIDGE FALLS - FIL NO ONE

The setbacks shall be as approved with each filing.

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

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

ATTEST:

/s/ Ron Maupin  
President of the City Council

/s/ Stephanie Nye  
City Clerk