

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 2842**

**Ordinance Zoning the Pomona Park Annexation**

Recitals.

The following properties have been annexed to the City of Grand Junction as the Pomona Park 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 as follows:

**The following properties are zoned PR 12:**

LOT 36 OF POMONA PARK, LOCATED IN SECTION 33, T1N, R1W OF THE UTE MERIDIAN

**The following properties are zoned PR 7.8:**

BEG S 89DEG29'30SEC W 1274.35FT FR NE COR SE4 NW4 SEC 3 1S 1W N 89DEG29'30SEC E 369.39FT S 483FT TO C LI G V CNL N 69DEG02'21SEC W 105.48FT N 60DEG45'20SEC W 150.29FT N 32DEG45'52SEC W 144.30FT N 14DEG00'04SEC W 254.8FT TO BEG + ALSO THAT PT BEG S 701.84FT FR NE COR SE4 NW4 SD SEC 3 N 77DEG38'37SEC W 847.93FT N 69DEG02'21SEC W 82.07FT N 53.54FT N 69DEG02'21SEC E 97.49FT S 77DEG38'37SEC E 833.25FT S 51.19FT TO BEG EXC E 25FT FOR ROAD ROW

**The following properties are zoned PR 9.9:**

BEG SE COR E2NE4NW4 SEC 3 1S 1W S 89DEG14'08SEC W 509.32FT N 0DEG02'45SEC E 220.96FT N 89DEG59'05SEC E 508.04FT S 0DEG16'55SEC E 214.3FT TO BEG EXC E 25FT FOR RD ROW

**The following properties are zoned RSF-R:**

BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SEC 32 1N 1W S 89DEG58' W 1288.13FT S 0DEG00'30SEC E 1040.59FT N 84 DEG37'30SEC E 28.80FT N 81DEG59'30SEC E 1213.20FT N 04 DEG32' E 577.30FT S 89DEG56' E 12.30FT N 0DEG01' W 294.15FT TO BEG EXC THAT PT BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SD SEC 32 S 89DEG58' W 200FT S 0DEG01' E 210FT N 89DEG58' E 200FT N 0DEG01' W 210FT BEG; AND

ALSO BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SEC 32 1N 1W S 89DEG58' W 200FT S 0DEG01' E 210FT N 89DEG58' E 200FT N 0DEG01' W 210FT TO BEG; AND ALSO N 15A OF LOTS 11 + 12 POMONA PK SEC 33 1N 1W EXC .19A I-70 ON SW; AND ALSO S 5A OF LOTS 11 + 12 + N 10A OF LOTS 13 + 14 POMONA PK SEC 33 1N 1W EXC 1A I-70 ON W; AND ALSO S2 OF LOTS 13 + 14 POMONA PK SEC 33 1N 1W N OF I-70; AND ALSO LOTS 26 + 35 POMONA PK SEC 33 1N 1W EXC 1.15A I-70 ON W; AND ALSO THAT PT OF SE4NE4 SEC 34 1N 1W N OF I-70 + E OF LEACH WASH; AND ALSO LOTS 45 + 46 IN N2SW4SW4 SEC 34 1N 1W; AND ALSO E2 LOT 64 POMONA PK SEC 34 1N 1W + N 155FT SW4SE4SW4 SEC 34 1N 1W; AND ALSO SW4SE4SW4 SEC 34 1N 1W EXC N 155FT THEREOF; AND ALSO N2SE4SW4 SEC 34 1N 1W EXC BEG NW COR SD N2SE4SW4 S 89DEG56'25SEC E 940.78FT S 0DEG01'20SEC W 208.71FT N 89DEG56'25SEC W 417.42FT S 0DEG01'20SEC W 124.21FT N 89DEG56'25SEC W 523.36FT N 0DEG01'20SEC E 332.92FT TO BEG; AND ALSO BEG NW COR LOT 39 POMONA PARK SUB SEC 34 1N 1W E 268.65FT S 200FT W 268.65FT N 200FT TO BEG EXC ROW AS DESC IN B-997 P-330 THRU 331 MESA CO RECDS; AND ALSO BEG 200FT S OF NW COR LOT 39 POMONA PARK SUB SEC 34 1N 1W S TO SW COR SD LOT 39 E 268.65FT N TO A PT 268.65FT E OF BEG W TO BEG; AND ALSO LOT 2 REPLAT OF SUNNY KNOLL SUB SEC 35 1N 1W + BEG 447.2FT E OF SW COR NW4NW4 SEC 35 N 67DEG14MIN E 94.7FT S 36.64FT TO S LI NW4NW4 W 87.32FT TO BEG; AND ALSO LOT 1 REPLAT OF SUNNY KNOLL SUB SEC 35 1N 1W; AND ALSO BEG 855FT N OF SW COR SW4NW4 SEC 35 1N 1W N 455FT TO NW COR SW4NW4 E 500FT SWLY 671FT TO BEG EXC .02A I-70; AND ALSO THAT PT NW4NW4 SEC 35 1N 1W N + W OF C RICE WASH EXC N 30FT FOR RD; AND ALSO BEG N 4389FT OF SW COR SEC 35 1N 1W S 224FT N 65DEG15' E 330FT N 265FT SWLY TO BEG + BEG N 201.33FT + N 76DEG57' E 30.8FT OF SW COR NW4NW4 SD SEC 35 N 76DEG57' E 167.8FT N 50DEG17' E 106FT N 53DEG53' E 119FT N 59DEG41' E 114.88FT N 14DEG31' W 355.84FT S 52DEG09' W 103.31FT S 360.25' S 65DEG W 297.40FT S 28.90FT TO BEG; AND ALSO BEG NW COR S2SW4 SEC 26 1N 1W E 550FT SWLY TO A PT 400FT S OF BEG N TO BEG EXC W 30FT FOR ROW; AND ALSO THAT PT OF S2SW4 SEC 26 1N 1W N + W OF WASH EXC BEG NW COR S2SW4 E 550FT SWLY TO A PT 400FT S OF BEG N TO BEG + EXC BEG 30FT N OF SW COR SEC 26 N 10' E 382FT S 89DEG55' E 732.31FT TO C LI RICE WASH S 40DEG07' W 498.91FT TO A PT ON LI OF RD N 89DEG55' W 411.95FT TO BEG; AND ALSO BEG N 0DEG10' E 30FT FR COM COR TO SECS 26-27-34 & 35 1N 1W N 0DEG10' E 382FT S 89DEG55' E 131.91FT S 0DEG10' W 173.98FT S 82DEG54'07SEC E 415.02FT S 40DEG07' W 205.49FT N 89DEG55' W 411.95FT TO BEG & ALSO BEG N 19DEG12'30 SEC E 404.32FT FR COM COR TO SECS 26-27-34 & 35 1N 1W S 89DEG55' E 600.4FT S 40DEG07' W 293.42FT N 82DEG54'07SEC W 415.02FT N 0DEG10' E; AND ALSO W4NW4SE4 SEC 3 1S 1W; AND ALSO BEG NW COR OF E2W2NW4SE4 SEC 3 1S 1W E 9RD S 13.5RD W 9RD N TO BEG; AND ALSO BEG N 0DEG13' E 1049.23FT FR S4 COR SEC 26 1N 1W N 89DEG47' W 30FT S 85DEG08' W 790.2FT N

0DEG05' E 154.3FT N 87DEG50' E 60.24FT N 36DEG32' E 226.9FT S 89DEG56' E 621.73FT S 0DEG13' W 271.27FT TO BEG EXC THAT PT BEG S 89DEG56' E 614.99FT FR N COR SE4SW4 SEC 26 N 89DEG56' W 6.74FT S 36DEG 46' W 227.6FT S 87DEG50' W 60.24FT S 0DEG05' W 154.3FT N 85DEG08' E 203.64FT N 0DEG05' E 322.20FT TO BEG; AND ALSO THAT PT OF W2NE4NW4 SEC 3 1S 1W N OF WASH THAT PT OF NW4NW4 SEC 3 1S 1W N + E OF RR + N OF WASH

**The following properties are zoned PR (with a density equivalent to RSF-2) and with a requirement that higher density locate towards the eastern edge & lower density locate towards the western edge of the properties:**

S2NW4 + N2SW4 SEC 26 1N 1W EXC N 40FT OF SE4NW4 + EXC E 30FT OF SE4NW4 + OF NE4NE4SW4 + EXC E 40FT OF SE4NE4SW4 SEC 26 EXC BEG 188FT W OF NE COR SE4NW4 W 1043.6FT S 248.7FT E 1043.6FT N TO BEG

**The following properties are zoned RSF-2:**

BEG SW COR LOT 31 POMONA PARK N 145.8FT E 258FT S 145.8FT W 258FT TO BEG

**The following properties are zoned PB:**

BEG N 25DEG07'28SEC W 255.83FT + S 05DEG22' E 409.20FT + S 63DEG49'52SEC W 67.07FT + S 74DEG01' 57SEC W 257.85FT FR E4 COR SEC 34 1N 1W N 86DEG06'02 SEC W 122.96FT N 51DEG46'49SEC W 111.57FT N 43DEG52 '15SEC E 235.75FT S 10DEG44'53SEC E 251.76FT TO BEG; AND ALSO BEG N 25DEG07'28SEC W 255.83FT + S 05DEG22' E 409.20FT + S 63DEG49'52SEC W 67.07FT + S 74DEG01' 57SEC W 257.85FT + N 86DEG06'02SEC W 122.96FT + N 51 DEG46'49SEC W 111.57FT FR E4 COR SEC 34 1N 1W N 38 DEG24'46SEC W 235.17FT N 46DEG51'15SEC W 95.77FT N 51DEG35'14SEC E 247.67FT S 38DEG24'46SEC E 298.26FT S 43DEG52'15SEC W 235.75FT TO BEG; AND ALSO THAT PT OF SE4NE4 + OF NE4SE4 SEC 34 1N 1W N OF RD + S OF I-70 + DN EX THAT PT DESC IN B-1070 P-922 + THAT PT DESC IN B-1123 P-82 CO CLKS OFF

**The following properties are zoned PZ:**

LOTS 27 33 & 34 & THAT PT OF LOT 28 POMONA PARK SEC 33 1N 1W LYG E OF A WASH EXC THAT PT CONVEYED TO COLO DEPT OF HWYS IN B-861 P-284 MESA CO RECDS; AND ALSO LOTS 29 TO 32 INC & THAT PT OF LOT 28 POMONA PARK SEC 33 1N 1W LYG W OF WASH EXC THAT PART CONVEYED TO COLO DEPT OF HWYS IN B-861 P-279 MESA CO RECDS & ALSO EXC BEG SW COR SD LOT 31 N 145.80FT E 258FT S 145.80FT W 258FT TO POB

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

ATTEST:

Mayor

/s/ Stephanie Nye  
City Clerk