

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2851

Ordinance Zoning the Brookwood Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as the Brookwood 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 PR4.4:

A parcel of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 NE 1/4 of said Section 5, thence along the East line of said SE 1/4 NE 1/4 (said East line also being the centerline of 30 Road) N 00°00'03" E a distance of 424.21 feet to the True Point of Beginning of the parcel described herein; thence continuing along the East line of said SE 1/4 NE 1/4 N 00°00'03" E a distance of 888.84 feet to the Northeast corner of said SE 1/4 NE 1/4; thence along the North line of said SE 1/4 NE 1/4 N 89°28'00" W a distance of 33.00 feet to the Northeast corner of Lot 1, Block 1 of Brookwood Subdivision as recorded in Plat Book 13 at Pages 65 and 66 of the records of the Mesa County Clerk and Recorder; thence along the North line of Lots 1 thru 14, Block 1 and Lots 1 thru 5, Block 2 of said Brookwood Subdivision (said North line also being the North line of said SE 1/4 NE 1/4) N 89°28'00" W a distance of 1288.57 feet to the Northwest corner of said Lot 5, Block 2 (said Northwest corner also being the Northwest corner of said SE 1/4 NE 1/4); thence along the West line of Lot 5, Block 2 and Lots 1 thru 3, Block 5 of said Brookwood Subdivision S 00°02'34" W a distance of 403.93 feet to a point; thence along the Southwesterly line of Lots 3 thru 6, Block 5 of said Brookwood Subdivision S 55°01'42" E a

distance of 234.85 feet to a point; thence along the Southwesterly line of said Lot 6, Block 5 and Lots 19 thru 17, Block 6 of said Brookwood Subdivision S 45°32'26" E a distance of 273.06 feet to a point; thence along the Southerly line of said Lot 17, Block 6, Lots 16 thru 12, Block 6 of said Brookwood Subdivision S 76°45'07" E a distance of 364.69 feet to a point; thence along the Southerly line of said Lot 12, Block 6 and Lots 11 and 10, Block 6 of said Brookwood Subdivision S 75°05'49" E a distance of 134.95 feet to the Southwest corner of Lot 2, Replat of Lots 7,8 and 9, Block 6, Brookwood Subdivision as recorded in Plat Book 14 at Page 52 of the records of the Mesa County Clerk and Recorder; thence along the Southerly line of said Lot 2 S 75°05'49" E a distance of 61.94 feet to a point; thence continuing along the Southerly line of said Lot 2 S 84°32'56" E a distance of 64.00 feet to the Southwest corner of Lot 6, Block 6 of said Brookwood Subdivision; thence along the Southerly line of Lots 6,5 and 3, Block 6 of said Brookwood Subdivision S 84°32'56" E a distance of 293.84 feet to the Southeast corner of said Lot 3, Block 6; thence S 84°32'56" E a distance of 33.15 feet to the point of beginning. Said parcel contains 22.57 acres more or less.

Introduced on first reading this 21st day of June, 1995.

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

ATTEST:

/s/ Ron Maupin
Mayor

/s/ Stephanie Nye
City Clerk