

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 2852**

**Ordinance Zoning the Mays Annexation**

Recitals.

The following properties have been annexed to the City of Grand Junction as the Mays 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 RSF-4:

A parcel of land situated in the Southeast 1/4 of Section 16, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Section 16, Township 1 South, Range 1 West, thence N 90°00'00" W a distance of 655.50 feet to a point; thence N 00°00'00" W a distance of 486.19 feet to a point on the centerline of Colorado State Highway No.340 (Broadway) and True Point of Beginning of the parcel of land as described herein; thence N 00°00'00" E a distance of 141.26 feet to the Southeast corner of Lot 21, Block 1 of May's Subdivision as recorded in Plat Book 9 at Page 183 of the records of the Mesa County Clerk and Recorder; thence along the East line of Lots 21,20,19,18, 17 and 16, Block 1 of said May's Subdivision N 00°00'00" E a distance of 668.00 feet to the Northeast corner of said Lot 16; thence along the Northerly line of Lots 15,14,13 and 12, Block 1 of said May's Subdivision the following 3 courses:

- 1) Thence N 54°30'00" W a distance of 189.92 feet;
- 2) Thence N 75°15'00" W a distance of 120.00 feet;
- 3) Thence S 68°03'00" W a distance of 345.65 feet to the Northwest corner of said Lot 12; thence along the Westerly

line of Lots 11,10 and 9, Block 1 of said May's Subdivision the following 4 courses:

1) Thence S 10°47'00" W a distance of 192.26 feet;

2) Thence S 79°13'00" E a distance of 23.60 feet;

3) Thence S 27°45'00" E a distance of 109.50 feet;

4) Thence S 10°47'00" W a distance of 224.60 feet to the Southwest corner of said Lot 9; thence along the Northerly line of Lot 7, Block 1 of said May's Subdivision N 79°13'00" W a distance of 91.50 feet to the Northwest corner of said Lot 7; thence along the Westerly line of said Lot 7 and Lots 6 and 5, Block 1 of said May's Subdivision and extending to the centerline of Colorado State Highway No. 340 (Broadway) S 10°47'00" W a distance of 374.76 feet; thence along the centerline of said Colorado State Highway No.340 and 762.59 feet along the arc of a curve concave to the North having a radius of 1637.10 feet, whose chord bears N 86°53'01" E a distance of 755.72 feet to the Point of Beginning. Said parcel contains 13.82 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