

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2854

Ordinance Zoning the Monument Valley Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as the Monument Valley 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 RSF-2:

BEG S ODEG02'22SEC 57.12FT FR SE COR SEC 26 11S 101W S ODEG02'22SEC E 617.08FT S 89DEG18'W 1419.28FT N ODEG46'W 691.60FT W665.60FT N ODEG27'W 125FT N 36DEG14'E 192FT N 30DEG11'E 34.57FT S 36DEG59'58SEC E 20FT ALG CV TO RIGHT RAD 365.55FT CH BEARS N 81DEG45'02SECE 270.08FT S 69DEG30' E 679.56FT ALB CV TO LEFT RAD 495.17FT CH BEARS S 88DEG05'23SEC E 315.72FT ALG CV TO RIGHT RAD 365.55FT CH BEARS N 84DEG31'21'SEC E 88.74FT S 85DEG29'50SEC E 37.81FT ALG CV TO LEFT RAD 420.06FT CH BEARS N 79DEG31'155SEC E 219.27FT N 60DEG26'55SEC 80.02FT S 225.99FT E 321.08FT TO BEG

The following properties are zoned RSF-4:

BEG N ODEG22'W 873.50FT FR SW COR NW45W4 SEC 18 1S 1W E 660FT N ODEG22' W 660FT W 660FT S ODEG22' E 660FT TO BEG EXC W 20FT FOR ROW; AND BEG N0DEG22'W 360FT FR SW COR SEC 18 1S 1W N0DEG22'W 1038.10FT S 82DEG35'E 325.90FT N0DEG22'W 28.50FT N89DEG34' E 996.42FT TO E LI LOT 3 50DEG30'21SEC E 57.57FT TO NE COR LOT 4 S ODEG19'04SEC E 1324.52FT TO SE COR LOT 4 S89DEG34' W 1100.52FT N0DEG22'W 360FT S89DEG34'W 217.80FT TO BEG EXC CNL +RD ROW; AND LOT 1 MAXWELL SUB 18 1S 1W; AND BEG SW COR SEC 18 1S 1W N ODEG22' W 360FT E 217.8FT S ODEG22' E 360FT W 217.8FT TO BEG EXC THAT PT TAKEN UP BY MAXWELL SUB; AND BEG N0DEG22' W 73.28FT FR NW COR LOT 4 SEC 18 1S 1W N ODEG22' W 246.51FT E 322.90FT S ODEG22' E 317.08FT N 82DEG35' W 325.90FT TO BEG EXC 20FT ON W FOR RD; AND BEG N ODEG22' W 79.6FT FR NW COR OF LOT 4 SEC18 1S 1W N ODEG22' W 1453.9FT E TO 2ND LIFT CNL SLY ALG CNL TO S LI OF SE4NW4 SEC 18 W TO SW COR SE4NW4 SD SEC 18 S 1633.5FT N 82DEG35SEC W 1330FT TO BEG

EXC THAT PT LYG S OF LI SESC BEG N 0DEG22' W 1644.52FT FR SW
COR SD SEC 18 E 322.9FT S ODEG22' E 288.5FT N 89DEG34' E
996.42FT TO E LI LOT 3 + ALSO EXC BEG N 0DEG22' W 873.5FT FR
SW COR NW4SW4 SD SEC 18 E 660FT N 0DEG22' W 660FT S 0DEG22' E
660FT TO BEG + ALSO EXC W 20FT FOR ROAD

The following properties are zoned PR1.6:

LOTS (1,2,3,4,5,6,7 BLK 1), LOTS (1,2,3 BLK 2), LOTS (1,2,3,
4,5,6,7,8,9,10 BLK 3) MONUMENT VALLEY FIL NO 4 SEC 19 1S 1W;
AND LOTS (1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,
21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37 BLK 1),
LOTS (1,2,3,4,5,6,7,8,9,10,11,12,13,14 BLK 2), LOTS (1,2,3,4,
5,6,7 BLK 3), TRACT "A" P.O.S. MONUMENT VALLEY FIL NO 5 SECS
19 & 30 1S 1W

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

PASSED and ADOPTED on second reading this 2nd day of August, 1995.

ATTEST: /s/ Ron Maupin
Mayor

/s/ Stephanie Nye
City Clerk