

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2860

Ordinance Zoning the Nazarene Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as the Nazarene 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 Residential Single Family - Four (RSF-4):

A parcel of land situate in the Southwest 1/4 of Section 6, the Northwest 1/4 of Section 7, Township 1 South, Range 1 East and in the Southeast 1/4 of Section 1, the Northeast 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of Section 6, Township 1 South, Range 1 East, thence N 00°03'19" E along a line common with said Section 6 and Section 1, Township 1 South, Range 1 West a distance of 1322.40 feet to the Northwest corner of Lot 7 of said Section 6 and True Point of Beginning of the parcel described herein; thence N 89°58'15" W a distance of 30.00 feet to a point; thence S 00°03'19" W along a line 30.00 feet West of and parallel with the Section line common with said Sections 6 and 1 a distance of 1322.40 feet to a point on the Section line common with said Section 1 and Section 12, Township 1 South, Range 1 West; thence S 00°03'19" W along a line 30.00 feet West of and parallel with the Section line common with said Section 12 and Section 7, Township 1 South, Range 1 East distance of 30.00 feet to a point; thence N 90°00'00" E along a line 30.00 feet

South of and parallel with the Section line common with said Sections 1 and 12 a distance of 30.00 feet to a point on the Section line common with said Sections 12 and 7; thence N 90°00'00" E along a line 30.00 feet South of and parallel with the Section line common with said Sections 7 and 6 a distance of 636.37 feet to a point; thence N 00°01'54" E a distance of 30.00 feet to the Southeast corner of the West 1/2 of Lot 7 of said Section 6; thence N 00°01'54" E along the East line of the West 1/2 of said Lot 7 a distance of 1322.07 feet to the Northeast corner of the West 1/2 of said Lot 7; thence N 89°58'15" W along the North line of said Lot 7 a distance of 635.83 feet to the Point of Beginning.

Introduced on first reading this 2nd day of August, 1995.

PASSED and ADOPTED on second reading this 16th day of August, 1995.

/s/ Ron Maupin
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk

(nazzone.ord)