

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 2863**

**Ordinance Zoning the Ute Enclave Annexation**

Recitals.

The following properties have been annexed to the City of Grand Junction as the Ute Enclave 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 Planned Residential with a maximum of four units per acre (PR-4) with the allowed land uses to include water storage tanks:

A parcel of land situate in the NE 1/4 of the NW 1/4, Section 19, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of Section 19, Township 1 South, Range 1 West of the Ute Meridian, thence S 35°31'21" W a distance of 1029.94 to the True Point of Beginning of the parcel of land described herein; thence N 45°55'30" W a distance of 635.91 feet; thence S 44°04'30" W a distance of 400.00 feet; thence S 45°55'30" W a distance of 635.91 feet; thence N 44°04'30" E a distance of 400.00 feet to the Point of Beginning.

Introduced on first reading this 16th day of August, 1995.

PASSED and ADOPTED on second reading this 6th day of September, 1995.

/s/ Ron Maupin  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk