

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 2869**

**Ordinance Zoning the Bluffs West #2 Annexation**

Recitals.

The following properties have been annexed to the City of Grand Junction as the Bluffs West #2 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 two units per acre (PR-2):

LOTS 2-23 BLK 1 THE BLUFFS WEST ESTATES FILING NO ONE SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE; AND ALSO LOTS 1-20, 23, 24 BLK 2 THE BLUFFS WEST ESTATES FILING NO ONE SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE; AND ALSO LOT 21 BLK 2 THE BLUFFS WEST ESTATES FIL NO ONE SEC 7 1S 1W + THAT PT BEG SE COR LOT 22 BLK 2 SD SUB S 72DEG 46'56SEC W 120.06FT N 66DEG36'23SEC E 41FT N 75DEG57' 55SEC E 79.42FT TO BEG & UNDIV 1/90TH INTEREST IN PRIVATE OPEN SPACE; AND ALSO LOT 22 BLK 2 THE BLUFFS WEST ESTATES FIL NO ONE SEC 7 1S 1W EXC THAT PT BEG SE COR SD LOT 22 S 72DEG46'56SEC W 120.06FT N 66DEG36'23SEC E 41FT N 75DEG57'55SEC E 79.42FT TO BEG & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE; AND ALSO LOTS 1 & 2 TOM FOSTER MINOR SUB SEC 7 1S 1W; AND ALSO LOTS 1-28 BLK 4 BLUFFS WEST ESTATES FIL NO TWO SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE; AND ALSO LOTS 1-14 BLK 5 BLUFFS WEST ESTATES FIL NO TWO SEC 7 1S 1W & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE; AND ALSO LOTS 1-22 BLK 6 THE BLUFFS WEST ESTATES FIL NO 3 SEC 7 1S 1W; AND ALSO TR-A, B, C, & D PRIVATE OPEN SPACE IN THE BLUFFS WEST ESTATES FIL NO 3 SEC 7 1S 1W; AND ALSO LOT 1 BLK 3 THE BLUFFS WEST ESTATES FILING NO ONE SEC 7 1S 1W EXC RD ROW AS PER B-1349 P-846 THRU P-854 MESA CO RECDS & UNDIVIDED 1/90TH INTEREST IN PRIVATE OPEN SPACE

The following described properties be zoned Residential Single Family with a maximum of four units per acre (RSF-4):

LOTS 1-5 REDAHCO SUB SEC 7 1S 1W; AND ALSO BEG 154.4FT E OF S4 COR SEC 7 1S 1W N 35DEG40MIN E 45FT N 85DEG32MIN E 179.2FT S 6DEG40MIN W 51FT W 199.4FT TO BEG; AND ALSO BEG N 10DEG18' E 664.4FT FR SW COR SE4SE4 SEC 7 1S 1W N 5DEG55' E 285.7FT N 30DEG11' E 344FT N 69DEG09' E 145.5FT S 55DEG26' E 88FT S 4DEG10' E 394.95FT S 14DEG14' W 241.6FT N 84DEG13' W 328.45FT N 3DEG13' E 6.2FT N 84DEG13' W 54FT TO BEG; AND ALSO BEG N 89DEG42'33SEC E 115.68FT FR 1/4 COR COMMON TO SEC 7 & 18 1S 1W ALG ARC OF CVE TO RIGHT RAD 1950FT CH BEARS N 42DEG53'07SEC E 173.02FT N 45DEG25'41SEC E 60 FT ALG ARC OF CVE TO L RAD 1512.50FT CH BEARS N 49DEG 24'37SEC E 153.41FT S 62DEG44'49SEC W 37.83FT S 85DEG 14'33SEC W 179.20FT S 35DEG22'33SEC W 45FT S 89DEG42' 33SEC W 38.72FT TO BEG; AND ALSO LOT 18 REDLANDS ESTATES SUB SEC 7 1S 1W EXC BEG SW COR LOT 18 REDLANDS ESTATES N 0DEG23' E 494.1FT S 45DEG51' 30SEC E 406.89FT S 22DEG31' W 183FT N 64DEG11' W 110FT S 38DEG41'17SEC W 121.3FT S 04DEG36'12SEC E 44.23FT ALG ARC CVE RT RAD 1392.5FT ARC LENGTH 75.09FT CHORD BEARS N 47DEG45'15SEC W 75.08FT TO BEG; AND ALSO BEG S 89° 41' W 358.2FT FR S4 COR SEC 7 1S 1W S 89° 41' W 60FT N 41° 15'E 34.62FT S 16° 37' W 105FT TO BEG & ALSO BEG W 307.6FT FR N4 COR SEC 18 1S 1W W 125.5FT S 37° W 101FT S 55° 32' E 130.2FT N 27° E 173.6FT TO BEG; AND ALSO BEG434.3FT W OF SE COR NE4NW4 SEC 18 1S 1W W 240.5FT S 65° 25' W 122.3FT S 4° 49' W 150FT N 90FT W 87.8FT N 45° 12' E 388.3 S 48° 28; E 412.5FT TO BEG; AND ALSO LOTS 1-3 TERRASOL SUB SEC 18 1S 1W; AND ALSO FR NE COR NE4NW4 SEC 18 1S 1W W 464FT S 37° 1' W 172.4FT S 35° 38' W 459.6FT FOR BEG S 54° 22' E 208FT S 35° 38' W 208FT N 54° 22' W 208FT N 35° 38' E 208FT TO BEG; AND ALSO BEG S 1° 7' 22" W 1022.63FT & N 88° 32' 30" W 5FT FR N4 COR SEC 26 11S 101W 1° 7' 22" W 307.42FT S 88° 41' 13" E 982.58FT S 1° 12' 37" W 469.04FT N 88° 14" 23" W 1655.25FT ALG ARC OF CVE TO RIGHT RAD 788.81FT CH BEARS N 81° 20' 53" W 189.23FT N 74° 27' 23" W 360.54FT N 20° 58' E 312.86FT N 7° 4' 30" E 354.33FT N 36° 8' 10" E 332.76FT S 56° 11' 34" E 121.84FT S 23° 17' 37" E 222.64FT S 88° 32' 30" E 681.64FT TO BEG; AND ALSO BEG S 0° 17' 26" E 1315.15FT FR N4 COR SEC 18 1S 1W S 89° 35' 31" W 434.30FT ALG ARC OF CVE TO RIGHT RAD 212.5FT CH BEARS N 55° 0' 56" E 146.64FT N 74° 18' 17" E 109.79FT N 70° 58' 28" E 47.77FT N 65° 5' 3" E 48.74FT S 22° 17' 20" E 351.55FT TO BEG; AND ALSO BEG S 0°17'26" E 148.79FT FR N4 COR SEC 18 1S1W S 0°17'26" E 427.41 FT N 58°17'26" W 258.74 FT ALG CVE TO L RAD 2050FT CH BEARS N 37°20'38" E 305.18FT ALG ARC OF CVE TO R CH BEARS N 33°56'21" E 58.81FT TO BEG; AND

ALSO BEG S 0°17'26" E 604.74FT FR N4 COR SEC 18 1S 1W S 50°26'5" W 166.85 FT N 43°27'47" W 214.53FT N 39°18'35" E 128.45FT S 58°17'26" E 228.84 FT S 0°17'26" E 28.54FT TO BEG & BEG N 89°41'E 48.4FT FR SD N4 COR N 89°41' E 305.6FT S 6°40' W 318.5FT S 53°4' W 129.6FT S 89°38' W 141.8FT S 65°25' W 180.5FT N 0°19' W 581.4FT N 63°52' E 53.6FT TO BEG EXC THAT PT BEG N 89°42'33" E 48.20 FT FR SD N4 COR N 89°42'33" E 67.48FT ALG ARC OF CVE TO LEFT 188.52FT CH BEARS S 37°34'22" W 188.46FT N 0°17'26" W 125.47FT N 63°53'33" E 53.54FT TO BEG; AND ALSO THAT PART OF FOLL DESC PARCEL LYG EASTERLY OF REDLANDS PARKWAY - BEG W 464FT & S 37°1' W 172.4FT & S 35°38' W 667.6FT & S 54°22' E 30FT FR NE COR NE4NW4 SEC 18 1S 1W S 54°22' E 178FT N 35°38' E 104FT S 54°22' E 220.6FT S 44°13' W 205.88FT S 81°57' W 477.85FT N 32°38' E 430 FT TO BEG; AND ALSO BEG SW COR NE4NW4 SEC 18 1S 1W N 0°9' E 34.7FT TO ELY ROW S BROADWAY N 33°17'30" E 206.9FT N 82°34' E 459.8FT S 45°12' W 379.1FT TO S LI NE4NW4 W 300.6FT TO BEG & THAT PTN OF VAC RD ROW ON N AS DESC IN B-1827 P-919 EXC RD ROW PER B-1412 P-71 MESA CO RECDS; AND ALSO BEG W 464FT & S 37°1' W 172.4FT & S 35°38' W 355.6FT FR NE COR NE4NW4 SEC 18 1S 1W S 54°22' E 208FT 35°38' W 104FT N 54°22' W 208FT N 35°38' E 104FT TO BEG & BEG S 47°53' W 816.83FT FR NE COR NE4NW4 SD SEC 18 S 54°22' E 261FT S 46°26' W 105.87FT N 54°22' W 241.15FT N 35°38' E 104FT TO BEG EXC RD ROW PER B-1410 P-136 & 137 MESA CO RECDS; AND ALSO LOT 1 SOUTH BROADWAY SUB & THAT PT BEG MOST SLY COR OF LOT 1 SOUTH BROADWAY SUB SEC 18 1S 1W S 54°22' E 249.06FT N 38°58' E 125.56FT N 58° W 256.88FT S 35°38' W 109.1FT TO BEG EXC ROW AS DESC IN B-1413 P-93 MESA CO RECDS; AND ALSO LOT 2 SOUTH BROADWAY SUB SEC 18 1S 1W & BEG MOST SLY COR LOT 2 SOUTH BROADWAY SUB S 54°22' E 243.53FT N 38°58' E 95.16FT N 54°22' W 249.06FT S 35°38' W 95FT TO BEG EXC ROW AS DESC IN B-1413 P-91 MESA CO RECDS; AND ALSO LOT 3 SOUTH BROADWAY SUB SEC 18 1S 1W & BEG MOST SLY COR SD LOT 3 S 54°22' E 238FT N 38°58' E 95.16FT N 54°22' W 243.53FT S 35°38' W 95FT TO BEG EXC ROW AS DESC IN B-1413 P-89 MESA CO RECDS; AND ALSO SW4NW4 SEC 18 1S 1W EXC S 213.5FT THEREOF; AND ALSO BEG A PT N 89°41' E 48.2FT FRO N4 COR SEC 18 1S 1W N 89°41' E 305.6FT FOR BEG N 89°41' E 250FT S 11°21' W 294.6FT TO BK OF R I CO 1ST LIFT CNL ALG CNL N 82°56' W 87.2FT S 73°45' W 148.6FT N 6°40' E 318.5FT TO BEG & THAT PT SW4SE4 SEC 7 1S 1W AS DESC - BEG AT PT ON S LN SD SW4SE4 WHICH IS S 89°45'44" E 353.8FT FRO S4 COR SD SEC 7 N 6°54'16" E 51FT N 53°16'32" E 36.94FT TO SLY HWY ROW ALG SD ROW 125FT ALG ARC OF CVE TO LEFT RAD 1512.5FT & CH 54°6'25" E 125FT TO PT ON S LN SD SW4SE4 N 89°45'44" W 137FT TO BEG EXC A 30FT STRIP ON S FOR ROW AS DESC PER B-1415 P-610 MESA CO RECDS; AND ALSO BEG N

89°41' E 208.2FT & S 19° E 335.2FT S 53°4'W 129.6FT & S 18°38'  
W 25FT FR N4 COR SEC 18 1S 1W S 18°38' W 116.8FT S 65°25' W  
180.FT N 28.54FT N 58° W 238.02FT S 38°58' W 315.88FT S 46°26'  
W 105.87FT S 54°22' E 4.85FT S 45°28' W 105.5FT N 54°22' W  
7.4FT S 44°13' W 205.88FT S 45°12' W 73.18FT S 48°28' E  
412.5FT E 434.3FT N 58°30' W ALG NWLY LI S EASTER HILL SUB TO  
PT E OF BEG W TO BEG EXC REDLND CNL & EXC BEG SE COR NE4NW4  
SD SEC 18 N 22° W TO CNL NELY TO NW COR LOT 25 EASTER HILL  
SUB SELY TO E LI NW4 S TO BEG & EXC BEG S 0°17'26" E 604.74FT  
FR N4 COR SEC 18 AS DESC IN B-1378 P-185,186 & ALSO EXC BEG S  
0°17'26" E 1315.15FT FR N4 COR SEC 18 S 89°35'31" W 434.30FT  
AS DESC B-1411 P-451& 452

The following described properties be zoned Heavy Business (B-3):

FR SE COR SW4 SEC 7 1S 1W N 15°35' W 630.8FT N 88°13' W 21.3FT FOR BEG N 88°13' W 139.7FT N 1°47' E 151.8FT N 88°54' E 196.5FT S 22°17' W 162.1 FT TO BEG; AND ALSO FR S4 COR SEC 7 1S 1W N 15° 35' W 630.8FT N 88°13' W 21.3FT FOR BEG N 88°13' W 51FT S 33°27' E 81.5FT S 57°43' E 128.7FT N 42°12' E 98.9FT N 19°18' E 37.3FT N 19°2' W 31.1FT N 22°57' W 42.2FT N 32°25' W 130.6FT S 88°54' W 21.8FT S 22°15' W 162.1FT TO BEG; AND ALSO BEG N 15°35' W 630.8FT & N 22°17' E 163.2FT FRO SE COR SW4 SEC 7 1S 1W S 88°54' W 239.53FT N 27°22' E 69.59FT N 9°4'45" E 70.42FT TO S LI HWY 340 SELY ALG SD HWY TO BEG EXC BEG N 20°41'22" W 1001.50FT & S 57°13'1" E 75FT FRO S4 COR SD SEC 7 S 57°13'1" E 30.25FT S 28°51'4" W 13.74FT S 14°19'32" W 31.54FT S 32°31'37" W 17.39FT S 12°37'8" W 17.85FT S 15°29'14" W 21.44FT S 35°13'46" W 23.47FT S 88°54' W 21.63FT N 27°22' E 69.59FT N 9°4'45" E 70.42FT TO POB; AND ALSO BEG N 20°47'22" W 1001.5FT FR S4 COR SEC 7 1S 1W BEING A POINT ON S LI HWY 340 S 57°13'1" E 75FT S 9°4'45" W 70.42FT S 27°22' W 69.59FT S 88°54' W 110.07FT N 27°22' E 196FT TO BEG & BEG N 20°41'22" W 1001.50FT & S 57°13'1" E 75FT FR S4 COR SD SEC 7 S 57°13'1" E 30.25FT S 28°51'4" W 13.74FT S 14°19'32" W 31.54FT S 32°31'37" W 17.39FT S 12°37'8" W 17.85FT S 15°29'14" W 21.44FT S 35°13'46" W 23.47FT S 88°54' W 21.63FT N 27°22' E 69.59FT N 9°4'45" E 70.42FT TO POB

The following described properties be zoned Public Zone (PZ):

BEG SW COR LOT 18 REDLANDS ESTATES SUB SEC 7 1S 1W N 0DEG23' E 494.1FT S 45DEG51'30SEC E 406.89FT S 22DEG31' W 183FT N 64DEG11' W 110FT S 38DEG41'17SEC W 121.3FT S 04DEG36'12SEC E 44.23FT ALG ARC CVE RIGHT RAD 1392.5FT ARC LENGTH 75.09FT CH BEARS N 47DEG45'15 SEC W 75.08FT TO BEG EXC BEG NW COR SD LOT 18 S 45DEG 54'46SEC E 202.65FT S 44DEG32'05SEC W 209.97FT N 0DEG 20'04SEC E 290.67FT TO BEG; AND ALSO PUBLIC SITE IN BLK 1 THE BLUFFS WEST ESTATES FIL NO 1 & OUT LOT 2 COLUMBINE SUB SEC 7 1S 1W; AND ALSO BEG N 89°42'33" E 48.20FT FR N4 COR SEC 18 1S 1W N N 89°42'33" E 67.48FT ALG ARC OF CVE TO LEFT 188.52FT CHORD BEARS S 37°34'22" W 188.46FT N 0°17'26" W 125.47FT N 63°53'33" E 53.54FT TO BEG; AND ALSO BEG 157FT W OF N4 COR SEC 18 1S 1W W 150.6FT S 27° W 173FT N 55°32' W 130FT S 37° W 159FT S 58° E 295FT N 26°30' E 407FT TO BEG; AND ALSO BEG N4 COR SEC 18 1S 1W 576.2FT N 58° W 400.3FT N 26°30' E 407FT E 157FT TO BEG EXC BEG S 0°17'26" E 148.79FT FR N4 COR SD SEC 18 S 0°17'26" E 427.41FT N 58°17'26" W 258.74FT

ALG CVE TO L RAD 2050FT CH BEARS N 37°20'38" E 305.18FT ALG  
ARC CVE TO R CH BEARS N 33°56'21: E 58.81 FT TO BEG

Introduced on first reading this 20th day of September, 1995.

PASSED and ADOPTED on second reading this 4th day of October, 1995.

/s/ Ron Maupin  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk