

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 2874**

**Ordinance Zoning the Round Hill Enclave Annexation**

Recitals.

The following properties have been annexed to the City of Grand Junction as the Round Hill 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 Residential Single Family with a maximum of one unit per acre (RSF-1):

A parcel of land situate in the SE 1/4 of the NE 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southwest corner of the SE 1/4 NE 1/4 of said Section 2 ( said Southwest corner also being the Southeast corner of Lot 18 of Round Hill Subdivision as recorded in Plat Book 9 at Page 29 of the records of the Mesa County Clerk and Recorder ), thence along the West line of the SE 1/4 NE 1/4 ( said West line also being the East line of Lot 18 of said Round Hill Subdivision ) N 01°57'16" E a distance of 326.08 feet to the Southwest corner of Lot A of Horizon Glen Subdivision ( Amended ) as recorded in Plat Book 14 at Page 116-118 of the records of the Mesa County Clerk and Recorder; thence along the South line of Lot A and Lot 1 of said Horizon Glen Subdivision and extending across Horizon Drive S 88°12'38" E a distance of 344.38 feet to a point on the Easterly Right-of-Way line of said Horizon Drive; thence along said Easterly Right-of-Way line S 38°08'15" W a distance of 87.81 feet; thence continuing along said Easterly Right-of-Way line S 28°18'15" W a distance of 285.90 feet to a point on the South line of the SE 1/4 NE 1/4 of said

Section 2; thence along the South line of said SE 1/4 NE 1/4 and crossing Horizon Drive N 88°02'44" W a distance of 165.64 feet to the point of beginning. Said parcel of land contains 1.86 acres more or less.

Introduced on first reading this 18th day of October, 1995.

PASSED and ADOPTED on second reading this 1st day of November, 1995.

/s/ Ron Maupin  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk