

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 2878**

**Ordinance Zoning the Loma Rio Annexation**

Recitals.

The following properties have been annexed to the City of Grand Junction as the Loma Rio 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 1.86 units per acre (PR-1.86):

BEG E4 COR SEC 7 1S 1W S 89DEG57' 1338.74FT TO SW COR E2 NE4 SD SEC 7 N 50FT N 89DEG57' E 577.50FT (35 RODS) N TO N LI E2 NE4 SD SEC 7 E TO E LI SEC 7 S TO BEG EXC LOT 6 & EXC COLO R & ALSO EXC BEG N 778.79FT FR E4 COR SD SEC 7 N 71DEG39'40SEC W 495.06FT N 01DEG11'20SEC E 318.7FT N 15DEG39'20SEC E 467.55FT S 44DEG13'30SEC E 438.37FT S TO BEG EXC ROAD AS DESC IN B-1113 P-261 & EXC ROW AS PER B-1349 P-344 THRU P-351 & AS PER B-1429 P-188 THRU P-189 & EXC A 50FT ROW IN SE4NE4 SD SEC 7 AS PER B-1435 P-111 THRU P-112 & ALSO THAT PT TAKEN UP IN VISTA DEL RIO SUBS FIL 1 & 2; and also LOTS 1-9 VISTA DEL RIO FILING 1 SEC 7 1S 1W; and also PRIVATE OPEN SPACE VISTA DEL RIO SUBDIVISION FILING 1 SEC 7 1S 1W - 0.47AC; and also LOTS 1-5 BLK 2 VISTA DEL RIO SUB FILING 2 SEC 7 1S 1W; and also PRIVATE OPEN SPACE VISTA DEL RIO SUB FILING 2 SEC 7 1S 1W; and also LOTS 1-5 BLK 1 VISTA DEL RIO SUB FILING 2 SEC 7 1S 1W

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

LOTS 1-8 BLK 1 LOMA RIO SUB SEC 7 1S 1W; and also LOTS 1-30, 33-40 BLK 2 LOMA RIO SUB SEC 7 1S 1W; and also LOT 32 BLK 2 LOMA RIO SUB SEC 7 1S 1W EXC BEG NW COR SD LOT 32 S 89DEG40'41SEC E 91FT S 09DEG14'46SEC W 126.72FT TO PT ON SLY LI LOT 32 N 57DEG06'02SEC W 83.92FT TO SWLY COR LOT 32 N

0DEG07'39SEC W TO BEG; and also LOT 31 BLK 2 LOMA RIO SUB SEC 7 1S 1W EXC BEG AT NWLY COR SD LOT 31 S 57DEG06'02SEC E 83.92FT N 88DEG53'57 SEC W 70.37FT TO A PT ON WSTLY LI SD LOT 31 N 0DEG07'39SEC W 44.23FT TO BEG; and also BEG NW COR LOT 32 BLK 2 LOMA RIO SUB S 89DEG40'41SEC E 91FT S 9DEG14'46SEC W 126.72FT TO PT ON SLY LI SD LOT 32 N 57DEG06'02SEC W 83.92FT TO SWLY COR LOT 32 N 0DEG 07'39SEC W TO BEG + BEG NWLY COR LOT 31 BLK 2 SD LOMA RIO SUB S 57DEG06'02SEC E 83.91FT N 88DEG53'57SEC W 70.37FT TO A PT ON WLY LI SD LOT 31 N 0DEG07'39SEC W 44.23FT TO BEG ALL IN SEC 7 1S 1W; and also LOTS 1-5 BLK 3 LOMA RIO SUB SEC 7 1S 1W; and also LOTS 1-8 BLK 4 LOMA RIO SUB SEC 7 1S 1W; and also BEG 1707.24FT N OF S4 COR SEC 7 1S 1W N 240FT E 1340FT S 30DEG03MIN W 360.9FT S 22DEG31MIN W 120.4FT FOR BEG N 82DEG26MIN W 200FT S 22DEG31MIN W 50FT S 82DEG36MIN E 200FT N 22DEG31' E 50FT TO BEG EXC THAT PT TAKEN BY REDLANDS PARKWAY AS DESC IN B-1358 P-883 THRU P-888 MESA CO RECDS;

The following described properties be zoned Planned Residential with a maximum of 3.7 units per acre (PR-3.7):

LOTS 1-7 EL RIO VILLAS SUB SEC 7 1S 1W & AN UNDIVIDED 1/7TH INTEREST IN PRIVATE RD AKA EL RIO CT PER HB 1346

Introduced on first reading this 15th day of November, 1995.

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

/s/ Ron Maupin  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk