

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 2880**

**Ordinance Zoning the Patterson/Sholes Annexation**

Recitals.

The following properties have been annexed to the City of Grand Junction as the Patterson/Sholes 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 1 unit per acre (RSF-1):

A parcel of land situate in the SE 1/4 of the NE 1/4 of Section 3, 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 East 1/4 corner of said Section 3, thence N 01°49'54" E along the East line of the SE 1/4 NE 1/4 of said Section 3 a distance of 840.33 feet to a point; thence leaving said East line N 88°05'33" W a distance of 30.00 feet to a point on the West Right-of-Way line of North First Street ( 26 Road ), said point also being the True Point of Beginning of the parcel as described herein; thence N 88°05'33" W along the North Right-of-Way line of Galley Lane a distance of 808.33 feet to the Southwest corner of a parcel of land as described in Book 1585 at Page 34 of the records of the Mesa County Clerk and Recorder; thence N 01°51'49" E along the West line of said parcel of land a distance of 358.68 feet to the Southwest corner of a parcel of land as described in Book 775 at Page 527 of the records of said Mesa County Clerk and Recorder; thence N 01°51'49" E along the West line of said parcel of land a distance of 122.00 feet to a point on the North line of the SE 1/4 NE 1/4 of said Section 3; thence S

88°05'33" E along the North line of said SE 1/4 NE 1/4 a distance of 808.06 feet to a point on the West Right-of-Way line of said North First Street ( 26 Road ); thence S 01°49'54" W along said West Right-of-Way line a distance of 480.68 feet to the point of beginning. Said parcel of land contains 8.92 acres more or less.

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