

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2900

Ordinance Zoning the Cascade Enclave Annexation

Recitals.

The following propert has been annexed to the City of Grand Junction as the Cascade Enclave Annexation and requires a City zoning designation be applied to the property.

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 property be zoned Residential Single Family with a maximum of 2 units per acre (RSF-2):

A parcel of land situate in the Northeast 1/4 of Section 2, 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 Northeast Corner of said Section 2, thence N 88°05'12" W along the North line of said Section 2 a distance of 1315.46 feet to the True Point of Beginning of the parcel described herein; thence crossing the South 1/2 of G Road and along the West line of Lots 1 and 2 of Elton Heights Minor Subdivision as recorded in Plat Book 14 at Page 15 of the Mesa County Clerk and Recorder S 02°10'48" W a distance of 658.90 feet to the Southeast corner of a parcel of land as described in Book 1076 at Page 645 of the records of said Mesa County Clerk and Recorder; thence N 88°05'12" W along the South line of said parcel of land, crossing Sperber Lane and along the South line of Lot 3, Block 1 of McMillin Subdivision as recorded in Plat Book 9 at Page 196 of the records of said Mesa County Clerk and Recorder a distance of 660.75 feet to the Southwest corner of said Lot 3, Block 1; thence N 02°10'48" E along the West line of said Lot 3, Block

1 and Lots 2 and 1, Block 1 of said McMillin Subdivision a distance of 444.90 feet to the Northeast corner of Lot 5 of Crestridge Heights Subdivision as recorded in Plat Book 9 at Page 155 of the records of said Mesa County Clerk and Recorder; thence N 88°05'18" W along the North line of said Lot 5 a distance of 8.00 feet; thence leaving the North line of said Lot 5 N 02°10'48" E a distance of 214.00 feet to a point on the North line of said Section 2; thence S 88°05'12" E along the North line of said Section 2 (said North line also being the centerline of G Road) a distance of 668.75 feet to the point of beginning.

The following described property be zoned Residential Single Family with a maximum of 1 unit per acre (RSF-1):

A parcel of land situate in the Northeast 1/4 of Section 2, 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 Northeast Corner of said Section 2, thence N 88°05'12" W along the North line of said Section 2 a distance of 40.00 feet to the True Point of Beginning of the parcel described herein; thence S 01°58'09" W along the West right-of-way line of 27 Road (said West right-of-way line being 40 feet West of and parallel with the East line of said Section 2) a distance of 741.50 feet to a point on the South line of a parcel of land as described in Book 1852 at Page 70 of the records of the Mesa County Clerk and Recorder; thence N 88°05'12" W along said South line a distance of 289.17 feet to a point on the East line of a parcel of land as described in Book 1703 at Page 814 of the records said Mesa County Clerk and Recorder; thence S 01°58'09" W along said East line a distance of 574.37 feet to a point on the South line of the NE 1/4 NE 1/4 of said Section 2; thence N 88°12'21" W along said South line a distance of 594.84 feet; thence leaving said South line N 28°41'48" E a distance of 117.46 feet to the Southernmost corner of Lot A of the Replat of Lot Two, Foster Subdivision As Amended (said Replat being recorded in Plat Book 14 at Page 113 of the records of said Mesa County Clerk and Recorder); thence N 80°00'38" W along the Southerly line of said Lot A a distance of 315.43 feet to the Southeast corner of Lot 1 of Foster Subdivision as recorded in Plat Book 12 at Page 296 of the records of said Mesa County Clerk and Recorder; thence N 88°05'12" W along the South line of said Lot 1 a distance of 136.10 feet to the Southwest corner of said Lot 1; thence N 02°10'48" E along the West line of said Lot 1, Lot 3 of said Foster Subdivision, Lots 2 and 1 of Elton Heights Minor Subdivision

as recorded in Plat Book 14 at Page 15 of said Mesa County Clerk and Recorder and crossing the South 1/2 of G Road a distance of 1167.95 feet to a point on the North line of said Section 2; thence S 88°05'12" E along the North line of said Section 2 (said North line also being the centerline of G Road) a distance of 1275.46 feet to the point of beginning.

Introduced on first reading this 21st day of February, 1996.

PASSED and ADOPTED on second reading this 6th day of March, 1996.

/s/ Ron Maupin
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk

