

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2907

REZONING LAND LOCATED ON 25 ROAD SOUTH OF G ROAD

Recitals:

A rezone from PR-17 (Planned Residential - 17 units per acre) to PR-3.8 (Planned Residential - 3.8 units per acre) located on 25 Road to allow for residential development. The Planning Commission at their March 5th hearing and the City Council find that the requirements for a rezone as set forth in Section 4-4-4 of the Zoning and Development Code have been satisfied and recommended approval of the rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the land described below is hereby rezoned from PR-17 (Planned Residential - 17 units per acre) to PR-3.8 (Planned Residential - 3.8 units per acre):

A parcel of land being a part of the NW1/4 of Sec 3, T1S, R1W, U.M., Mesa County, Colorado, being more particularly described as follows: Beg at the Mesa County Survey Marker at the SW cor of the NW1/4 NW1/4 of Sec 3, whence the Mesa County Survey Marker at the NW cor of Sec 3 bears N00°00'00"E 1319.97ft for a basis of bearings, with all bearings contained herein relative thereto; thence along the W line of the NW1/4 NW1/4 N00°00'00"E 1139.97ft; thence N89°56'41"E 220.00ft; thence N00°00'00"E 179.79ft to the N line of the NW1/4 NW1/4; thence along said line N89°55'49"E 859.25ft to a pt on the easterly R-O-W of the Grand Junction and Grand River Valley Railway (as described in B-125 at P-286-288); thence following along the easterly and northerly line of said R-O-W the following three courses: 1) S13°59'29"E 992.82ft; 2) along a curve to the left having a radius of 454.62ft, arc length of 607.44ft, delta angle of 76°33'20", a chord bearing of S52°16'09"E, and a chord length of 563.25ft; 3) N89°27'11"E 213.81ft to a pt on the E line of the W1/2 NE1/4 NW1/4; thence S00°03'24"E 20.00ft to the S line of the W1/2 NE1/4 NW1/4; thence along said line S89°27'11"W 659.21ft to the Mesa County Survey Marker at the SE cor of the NW1/4 NW1/4; thence S00°01'00"E 147.21ft; thence S74°27'00"W 1084.29ft; thence S64°16'00"W 141.00ft; thence S90°00'00"W 147.32ft to a pt on the W line of the SW1/4 NW1/4 of Sec 3; thence along said line N00°00'51"E 510.40ft to the POB; and containing 48.066 acres more or less.

INTRODUCED for FIRST READING and PUBLICATION this 20th day of March, 1996.

PASSED on SECOND READING this 3rd day of April, 1996.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Ron Maupin  
President of City Council