

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2923

Ordinance Zoning the Euler Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Euler 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 4 units per acre (RSF-4):

A parcel of land situate in the SE 1/4 of the SE 1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the SE 1/4 SE 1/4 of said Section 33; thence N 00°07'32" W along the West line of said SE 1/4 SE 1/4 a distance of 658.98 feet to the True Point of Beginning of the parcel described herein; thence S 89°57'12" E a distance of 15.00 feet to the Southwest corner of Lot 48, Pomona Park Subdivision; thence S 89°57'12" E a distance of 10.00 feet to a point on the East right-of-way line for 24 3/4 Road and Southwest corner of a parcel of land as described in Book 2202 at Page 963 of the records of the Mesa County Clerk and Recorder; thence S 89°57'12" E along a line common with the South line of said parcel of land and the North line of Lot 3, Golden Meadows Estates Subdivision a distance of 353.50 feet to the Southeast corner of said parcel of land; thence N 00°07'32" W along a line common with the East line of said parcel of land and the West line of Lots C-4 and C-2, Block 5, Replat of Fountainhead Subdivision Except Lot 1, Block 3 a distance of 470.52 feet to the Northeast corner of said parcel of land as described in said

Book 2202 at Page 963; thence N 89°56'52" W along a line common with the North line of said parcel of land and the South line of Lots C-2 and C-1, Block 5 of said Replat of Fountainhead Subdivision Except Lot 1, Block 3 and extending across the East 1/2 of 24 3/4 Road a distance of 378.50 feet to a point on the West line of the SE 1/4 SE 1/4 of said Section 33; thence S 00°07'32" E along the West line of said SE 1/4 SE 1/4 (said West line also being the centerline of 24 3/4 Road) a distance of 470.50 feet to the point of beginning.

Introduced on first reading this 17th day of April, 1996.

PASSED and ADOPTED on second reading this 1st day of May, 1996.

/s/ Linda Afman
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk