

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3127

ZONING OF THE ARMANTROUT ANNEXATION
LOCATED AT 274 28 ½ ROAD

Recitals:

The Armantrout Annexation consists of a ½ acre parcel of land that was recently subdivided into two lots. The proposed zoning is RSF-4 which is consistent with the Growth Plan and the Orchard Mesa Plan. The Grand Junction Planning Commission, at its March 9, 1999 hearing, recommended approval of the RSF-4 zoning.

The City Council finds that the zone of annexation complies with the criteria as set forth in section 4-4-4 and 4-11 of the Zoning and Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE ARMANTROUT ANNEXATION DESCRIBED BELOW IS HEREBY ZONED RSF-4:

A parcel of land situate in the NE 1/4 SW 1/4, SE 1/4 NW 1/4, SW 1/4 NE 1/4 & NW 1/4 SE 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of Lot 12 of the Grand Junction Orchard Mesa Land Company's Orchard Subdivision as found recorded in Plat Book 1 at Page 26 of the records of the Mesa County Clerk and Recorder, whence the CN 1/16 corner of said Section 30 bears N 89°56'57" W a distance of 18.00 feet & N 00°03'03" E a distance of 20.00 feet; thence S 89°56'57" E along the south right of way line for B 3/4 Road a distance of 152.00 feet to a point; thence leaving said south right of way line S 00°03'03" W a distance of 113.00 feet to a point; thence N 89°56'57" W a distance of 2.00 feet to a point; thence S 00°03'03" W a distance of 50.00 feet to a point; thence N 89°56'57" W a distance of 150.00 feet to a point on the east right of way line for 28 1/2 Road; thence along the east right of way line for said 28 1/2 Road the following 3 courses:

- 1) S 00°03'03" W a distance of 299.00 feet to a point;
- 2) S 89°56'57" E a distance of 12.00 feet to a point;
- 3) S 00°03'03" W a distance of 809.68 feet to the southwest corner of Lot 1 of Garms Subdivision as found recorded in Plat Book 8 at Page 64 of the records of said Mesa County Clerk and Recorder; thence crossing B 1/2 Road S 00°03'03" W a distance of 60.00 feet to a point on the south right of way line for said B 1/2 Road; thence N 89°56'57" W along the south right of way line for said B 1/2 Road a distance of 12.00 feet to the northwest corner of Lot 20 of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision; thence S 00°04'40" W along the east right of way line for said 28 1/2 Road a distance of 20.00 feet to a point; thence crossing said 28 1/2 Road and along the south right of way line for said B 1/2 Road N 89°54'00" W a distance of 475.00 feet to a point (whence the northeast corner of Block 2 of Arrowhead Acres Subdivision bears N 89°54'00" W a distance of 2.00 feet); thence leaving said south right of way line N 00°04'40" E a distance of 98.00 feet to a point; thence S 89°54'00" E along a line 2.00 feet south of and parallel with the north right of way line for said B 1/2 Road a

distance of 396.39 feet to a point; thence N 45°04'31" E along a line 1.00 feet south of and parallel with the north right of way line for said B 1/2 Road a distance of 44.65 feet to a point; thence N 00°03'03" E along a line 1.00 feet east of and parallel with the west right of way line for said 28 1/2 Road a distance of 355.87 feet to a point; thence N 89°56'57" W a distance of 1.00 feet to a point on the west right of way line for said 28 1/2 Road; thence N 00°03'03" E along said west right of way line a distance of 866.20 feet to a point; thence leaving said west right of way line and crossing said 28 1/2 Road S 89°56'57" E a distance of 48.00 feet to the point of beginning, containing 3.26 acres more or less.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of March, 1999.

PASSED on SECOND READING this 7th day of April, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet L. Terry
President of Council