

**ORDINANCE NO. 1851**

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF PORTIONS OF **64.50 ROAD ADDITIONS NO. 2 AND NO. 3** AS "MHR", MOBILE HOME-RESIDENTIAL, AND "R-6", MEDIUM-DENSITY/MANUFACTURED HOUSING

WHEREAS, the **64.50 Road Additions No. 2 and No. 3** have been annexed to the City of Montrose, Colorado; and

WHEREAS, the required initial zoning has been reviewed by the Planning Commission and has been recommended in accordance with the requirements of the City Code; and

WHEREAS, the proposed recommendation is substantially in accordance with the City's Master Plan, is compatible with existing zoning in nearby or adjoining properties, and is in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, that

**SECTION 1:**

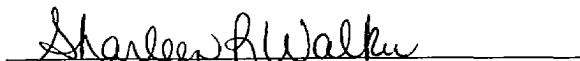
The Official Zoning Map is amended to designate **a portion of 64.50 Road Additions No. 2 and No. 3**, as described in Exhibit A attached hereto, according to the Official Annexation Map, as indicated on the Zoning Map attached hereto as Exhibit B, according to the Official Zoning Map.

INTRODUCED, READ and PASSED on first reading this 7th day of June, 2001.



Carlos R. Guara, Mayor

ATTEST:

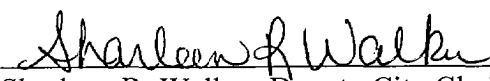
  
Sharleen R. Walker, Deputy City Clerk

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its adoption on second reading on Thursday, the 21<sup>st</sup> day of June, 2001, at the hour of 7:30 p.m. at the Montrose City Hall in Montrose, Colorado.

INTRODUCED, READ and ADOPTED on second reading this 21<sup>st</sup> day of June, 2001.

  
\_\_\_\_\_  
Carlos R. Guara, Mayor

ATTEST:

  
\_\_\_\_\_  
Sharleen R. Walker, Deputy City Clerk

## EXHIBIT A

The Official Zoning Map is amended to designate portions of 64.50 Road Additions No. 2 and No. 3, according to the Official Annexation Map, as described here in below, as the following zones, with the "MHR", Mobile Home-Residential District zoning being conditioned upon a prohibition of mobile home parks on these properties:

1. The SW $\frac{1}{4}$  NE $\frac{1}{4}$  , Section 21, Township 49 North, Range 9 West, N.M.P.M., together with the abutting right of way of 64.50 Road shall be designated as "R-6", Medium Density/ Manufactured Housing District.
2. That part of the NE $\frac{1}{4}$  NW  $\frac{1}{4}$  Section 21, Township 49 North, Range 9 West, N.M.P.M., described as follows: Beginning at a point 47 feet North of the SE corner of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; running thence North along boundary line thereof 221 feet; thence West 228 feet; thence South 100 feet, more or less to the Northerly edge of a drain ditch; thence South 60°15' East to the Point of Beginning, County of Montrose, State of Colorado together with the abutting right of way of 64.50 Road shall be designated as "R-6", Medium Density/ Manufactured Housing District.
3. A tract of land in NW $\frac{1}{4}$  NE $\frac{1}{4}$  Section 21, Township 49 North, Range 9 West of the N.M.P.M., described as beginning at the NW corner of said NW $\frac{1}{4}$  NE $\frac{1}{4}$  ; thence South 240 feet; thence East 248 feet; thence North 240 feet to the North boundary of said NW $\frac{1}{4}$  NE $\frac{1}{4}$  ; thence West along said boundary 248 feet to the Point of Beginning, County of Montrose, State of Colorado together with the abutting right of way of 64.50 Road shall be designated as "R-6", Medium Density/ Manufactured Housing District.
4. A tract of land described as commencing at a point of the west boundary line of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  , Section 16, Township 49 North, Range 9 West, N.M.P.M., 1104 feet south of the NW corner of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  ; thence south along said west boundary line 232 feet to the SW corner of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  ; thence east along the south boundary line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  721 feet; thence North in a straight line parallel to the west boundary line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  223 feet; thence westerly 721 feet, more or less, to the Point of Beginning, excepting a county road, together with the abutting right of way of 64.50 Road shall be designated as "R-6", Medium Density/ Manufactured Housing District.
5. Commencing at a point on the West boundary line of SW $\frac{1}{4}$  SE $\frac{1}{4}$  , Section 16, Township 49 North, Range 9 West, N.M.P.M., 946 feet South of the NW corner of the said SW $\frac{1}{4}$  SE $\frac{1}{4}$  ; thence East 721 feet; thence South parallel to the said West boundary line 167 feet; thence Westerly in a straight line, 721 feet, more or less to point on West boundary line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  , 158 feet South of Point of Beginning; thence North along said West boundary line 158 feet to the Point of Beginning, Montrose County, Colorado together with the abutting right of way of 64.50 Road shall be designated as "R-6", Medium Density/ Manufactured Housing District.

6. A tract of land in the SW $\frac{1}{4}$  SE $\frac{1}{4}$  , Section 16, Township 49 North, Range 9 West, N.M.P.M., described as beginning at a point on the West boundary line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  , 420 feet South of the NW corner of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  ; thence East 100 feet; thence South 40 feet; thence Easterly in a straight line 623 feet, more or less to a point 721 feet East and 422 feet South of said NW corner; thence South 240 feet; thence East 614 feet more or less to the east boundary line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence South along said East boundary line to the SE corner of said SW  $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence West along the South boundary line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  614 feet, more or less to a point on said South boundary line 721 feet East of the SW corner of said SW  $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence North 390 feet; thence West 721 feet to the West boundary line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence North along said West boundary line 526 feet to the Point of Beginning, together with the abutting right of way of 64.50 Road shall be designated as "R-6", Medium Density/ Manufactured Housing District.

7. A tract of land described as commencing at a point on the Quarter Section Line 310 feet North of the SW corner of the NW $\frac{1}{4}$  SE $\frac{1}{4}$ , Section 16, Township 49 North, Range 9 West, N.M.P.M., running thence North 150 feet; thence East 291 feet; thence South 150 feet; thence West 291 feet to the Point of Beginning, together with the abutting right of way of 64.50 Road shall be designated as "MHR", Mobile Home-Residential District.

8. A tract of land in the SE $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 16, Township 49 North, Range 9 West, N.M.P.M., described as beginning at a point from whence the SE corner of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  bears South 15°06' East, 117.00 feet; thence West 512.47 feet; thence North 85.00 feet; thence East 512.47 feet; thence South 85.00 feet to the Point of Beginning, County of Montrose, State of Colorado shall be designated as "MHR", Mobile Home-Residential District.

9. A tract of land in the SE $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 16, Township 49 North, Range 9 West, N.M.P.M. described as beginning at a point from whence the center quarter corner of Section 16 bears East 30 feet and South 282.96 feet; thence West 512.47 feet; thence North 85 feet; thence East 512.47 feet; thence South 85 feet to the Point of Beginning, County of Montrose, State of Colorado shall be designated as "MHR", Mobile Home-Residential District.

10. A tract of land situated in the SE $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 16, Township 49 North, Range 9 West, N.M.P.M., described as beginning at a point on the Westerly right of way of a county road from whence the center quarter corner of said Section 16, bears first East 30.00 feet, then South 452.96 feet; thence from said Point of Beginning West 512.47 feet; thence North 85.00 feet; thence East 512.47 feet; thence South 85.00 feet along the westerly right of way line of said road to the Point of Beginning, County of Montrose, State of Colorado shall be designated as "MHR", Mobile Home-Residential District.

11. A tract of land located in the SE $\frac{1}{4}$  NW $\frac{1}{4}$  , Section 16, Township 49 North, Range 9 West, N.M.P.M., being more particularly described as beginning at a point from whence the center quarter corner of said Section 16 bears South 417.42 feet, then S 89°53'16" E,

542.47 feet; thence from said Point of Beginning N 89°53'12" W, 208.71 feet; thence North 208.71 feet; thence South 89°53'12" E, 208.71 feet; thence South 208.71 feet to the Point of Beginning shall be designated as "MHR", Mobile Home-Residential District.

12. The following real property lying within Tract 2 of 64.50 Road Addition No. 3, more particularly described hereinbelow, together with the abutting right of way of 64.50 Road, according to the Official Annexation Map thereof shall be designated as "MHR", Mobile Home-Residential District:

A tract of land located in the NE¼ SW¼, Section 16, Township 49 North, Range 9 West, N.M.P.M., described as beginning at a point on the westerly line of the tract described by deed recorded in Book 590 at Page 609, from which Point of Beginning the SE corner of said NE¼ SW¼ bears South 47°27'45" East 1043.07 feet; thence along said tract North 42°09' East 176.49 feet; thence continuing along said tract North 42°18' East 118.51 feet; thence North 00°00' East to the north line of said NE¼ SW¼; thence West along said north line to the NW corner of said NE¼ SW¼; thence South along the west line of said NE¼ SW¼ to a point due west of the Point of Beginning; thence East to the Point of Beginning.

A tract of land in the NE¼ SW¼, Section 16, Township 49 North, Range 9 West, N.M.P.M. described as follows: Beginning at a point on the east boundary of said NE¼ SW¼ from whence the Southeast corner of said NE¼ SW¼ bears South 962.32 feet; thence north along said east boundary, 119.0 feet; thence west 166.0 feet; thence south 119.0 feet; thence east 166.0 feet to the Point of Beginning. EXCEPT: Any portion subject property lying within County Road. ALSO: A tract of land in the NE¼ SW¼, Section 16, Township 49 North, Range 9 West, N.M.P.M., described as follows: Commencing at the SE corner of said NE¼ SW¼; thence north along the east boundary of said NE¼ SW¼, 962.32 feet; thence west 166.0 feet to the true Point of Beginning; thence west 33.0 feet; thence north 119.0 feet; thence east 33.0 feet; thence south 119.0 feet to the true Point of Beginning.

A tract of land situate in the NE¼ SW¼, Section 16, Township 49 North, Range 9 West, N.M.P.M., described as beginning at a point on the East line of said NE¼ SW¼ from whence the SE corner of said NE¼ SW¼ bears South 901.32 feet; thence North 86°28'58" West 235.28 feet (North 85°41' West 235.51 feet recorded); thence North 1°11' East 40 feet; thence 89°40' West 289.05 feet; thence North 58°33'36" East 237.52 feet; thence East 154.4 feet; thence South 119 feet; thence East 166 feet to the East line of said NE¼ SW¼; thence South 61 feet along said East line to Point of Beginning; EXCEPT a tract of land situated in the NE¼ SW¼, Section 16, Township 49 North, Range 9 West, N.M.P.M., and more particularly described as follows: Commencing at the SE corner of said NE¼ SW¼; thence North along the East boundary of said NE¼ SW¼

962.32 feet; thence West 166.00 feet to the true Point of Beginning; thence West 33.00 feet; thence North 119.00 feet; thence East 33.00 feet; thence South 119.00 feet to the true Point of Beginning, County of Montrose, State of Colorado.

A tract of land in the NE $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 16, Township 49 North, Range 9 West, N.M.P.M., described as beginning at a point on the east line of said NE $\frac{1}{4}$  SW $\frac{1}{4}$ , distant thereon North 00°00' East 841.32 feet from the Southeast corner of said NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence South 90°00' West 575.58 feet to the true Point of Beginning; thence South 09°00' West 431.33 feet; thence South 89°46' West 200.00 feet; thence North 00°46' West 105.32 feet; thence North 22°15' East 200.31 feet; thence North 42°09' East 176.49 feet to a point North 90°00' West 74.00 feet from the true Point of Beginning; thence North 90°00' East 74.00 feet to the true Point of Beginning, County of Montrose, State of Colorado.

13. All right-of-way South of Lincoln Road, which has not been previously zoned and which is included in 64.50 Road Additions No. 2 and No. 3, shall be designated as "R-6", Medium Density/ Manufactured Housing District.

14. All 64.50 Right of Way between Kentucky Road and Lincoln Road, which has not previously been zoned and which is included in 64.50 Road Additions No. 2 and No. 3, shall be designated as "MHR", Mobile Home-Residential District.

**EXHIBIT "B"**  
**ORD. 1851**

