

ORDINANCE NO. 1857

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF THE REVISED MEADOWGATE ADDITION NO. 1 AND A PORTION OF REVISED MEADOWGATE ADDITION NO. 2 AS A "R-1A", LARGE ESTATE DISTRICT, AND "R-L", RURAL LIVING DISTRICT.

WHEREAS, the Revised Meadowgate Additions No. 1 and No. 2 have been recently 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 (as depicted in Exhibit A attached hereto):

1. **The portions of Revised Meadowgate Additions No. 1 and No. 2**, according to the Official Annexation Map, and as described hereinbelow as "R-1A", Large Estate District, with a minimum lot size of 1.5 acres:

Marbella Minor Subdivision Lot 2, recorded in Book 12, Page 1428 in the Montrose County Clerk and Recorder's Office, together with the right-of-way of East Oak Grove Road and 68.00 Road included within Revised Meadowgate Additions No. 1 and No. 2.

2. **Revised Meadowgate Addition No. 1**, according to the Official Annexation Map thereof, except the right-of-way of East Oak Grove Road and 68.00 Road included within Revised Meadowgate Addition No. 1 and except Marbella Minor Subdivision Lot 2, as described in paragraph 1, as "R-L", Rural Living District, with a minimum lot size of 1.5 acres.

3. **The portion of Revised Meadowgate Addition No. 2**, according to the Official Annexation Map, as described hereinbelow as "R-L", Rural Living District, with a minimum lot size of 1.5 acres:

Lots 3, 4, 5, and 6, Section 1, Township 48 North, Range 9 West, N.M.P.M. with the exception of Marbella Summit Subdivision, Filing #1 recorded in Book 12, Page 1273, Marbella Summit Subdivision, Filing #2, in Book 12, Page 1360 and Marbella Minor Subdivision recorded in Book 12, Page 1428 of the Montrose County Clerk and Recorder's Office; and

Marbella South, Lots 1 and 2, a re-subdivision of Lot 3, Marbella Minor Subdivision recorded in Book 13, Page 264 of the Montrose County Clerk and Recorder's Office.

INTRODUCED, READ and PASSED on first reading this 1st day of November, 2001.

Carlos R. Guara
Carlos R. Guara, Mayor

ATTEST:

Mary H. Watt
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, November 15, 2001, at the hour of ~~7:30 p.m.~~ 10:00 a.m. at the Montrose ~~City Hall~~ High School Library in Montrose, Colorado.

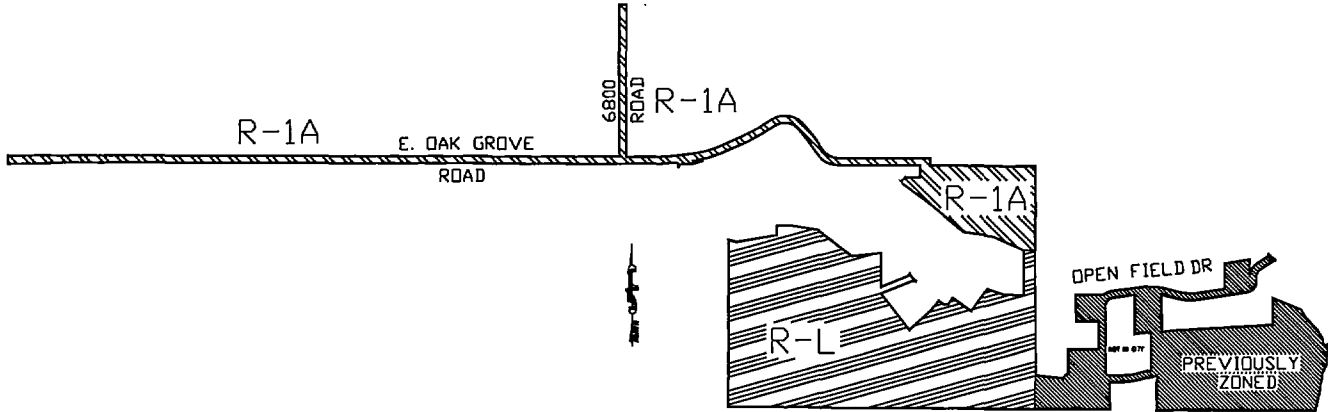
INTRODUCED, READ and ADOPTED on second reading this 15th day of November, 2001.

Carlos R. Guara
Carlos R. Guara, Mayor

ATTEST:

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

EXHIBIT A



THE CITY OF  BUILDING DEPARTMENT
MONTROSE
QUALITY OF LIFE IS OUR COMMITMENT