

ORDINANCE NO. 2172

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF THE **RRJ ADDITION** AS AN "R-2", LOW DENSITY DISTRICT AND AN "R-3A", MEDIUM HIGH DENSITY DISTRICT.

WHEREAS, the **RRJ Addition** has been recently annexed to the City of Montrose, Colorado; and

WHEREAS, the owners of such property have requested zoning which the Planning Commission has reviewed and recommended in accordance with the requirements of the City Code; and

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

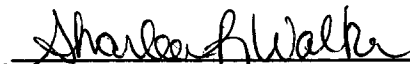
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, that

The Official Zoning Map is hereby amended to designate the **RRJ Addition**, according to the Official Annexation Map thereof, as an "R-2", Low Density District and an "R-3A", Medium Density District, as shown on Exhibit A, attached hereto and by this reference incorporated herein.

INTRODUCED, READ and PASSED on first reading this 18th day of October, 2007.

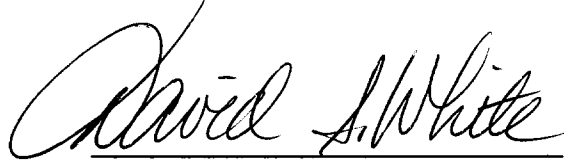

David S. White, Mayor

ATTEST:


Sharleen R. Walker, City Clerk


You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on second reading on Thursday, the 1st day of November, 2007, at the hour of 7:00 p.m. at Montrose City Council Chambers, Elks Civic Building in Montrose, Colorado.

INTRODUCED, READ and ADOPTED on second reading this 1st day of November, 2007.

A handwritten signature in cursive script, reading "David S. White". The signature is written in dark ink and is positioned above a horizontal line.

David S. White, Mayor

ATTEST:

A handwritten signature in cursive script, reading "Sharleen R. Walker". The signature is written in dark ink and is positioned above a horizontal line.

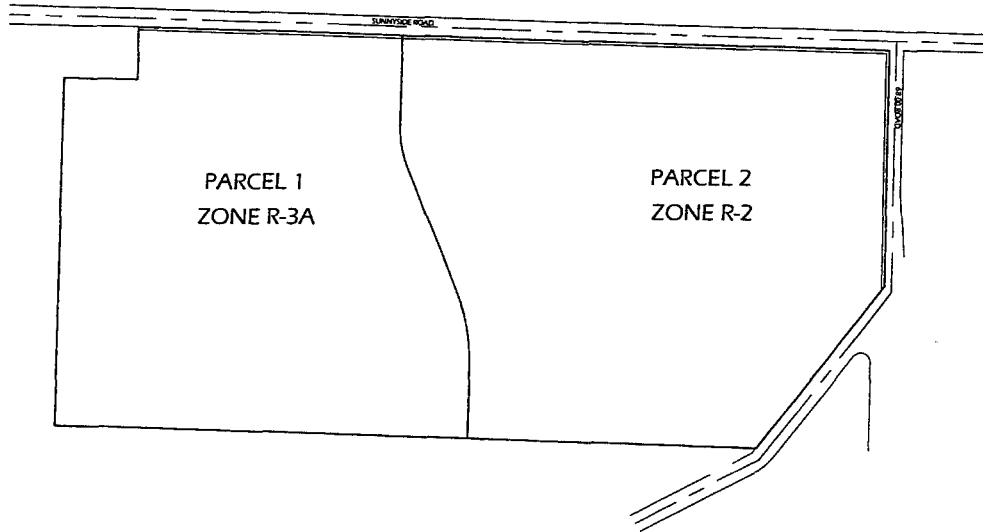
Sharleen R. Walker, City Clerk

EXHIBIT

A

RR&J ZONING MAP

OF RRJ ADDITION LOCATED IN THE N½ NE¼ SECTION 36, TOWNSHIP 49 NORTH, RANGE 9 WEST, N.M.P.M CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO.



Legal Description: RRJ Addition

PARCEL 1
ZONE R-3A

A Tract of land situated in the N ½ NE ¼ Section 36, Township 48 North, Range 9 West, N.M.P.M., City of Montrose, Colorado, described as follows:
Commencing at Northwest corner of said N ½ NE ¼ Section 36, Thence South 01°19'09" West 200.00 feet to the POINT OF BEGINNING.

Thence South 88°24'46" East 233.74 feet; Thence North 01°27'07" East 170.13 feet; Thence South 88°26'38" East 843.70 feet; Thence South 01°33'22" West 285.87 feet; Thence through a curve to the left having a Length of 142.76 feet, a Radius of 350.00 feet, a Chord Bearing of South 10°07'45" East and a Chord distance of 141.77 feet; Thence South 21°45'51" East 422.25 feet; Thence through a curve to the right having a Length of 245.70 feet, a Radius of 600.00 feet, a Chord Bearing of South 10°04'59" East and a Chord distance of 243.98 feet; Thence South 01°36'53" West 236.24 feet; Thence North 88°21'08" West 1317.05 feet; Thence North 01°18'08" East 1115.86 feet to the POINT OF BEGINNING.

Containing 34.44 Acres more or less.

PARCEL 2
ZONE R-2

A Tract of land situated in the N ½ NE ¼ Section 36, Township 48 North, Range 9 West, N.M.P.M., City of Montrose, Colorado, described as follows:

Commencing at Northwest corner of said N ½ NE ¼ Section 36, Thence South 01°19'09" West 200.00 feet; Thence South 88°24'46" East 233.74 feet; Thence North 01°27'07" East 170.13 feet; Thence South 88°26'38" East 843.70 feet to the POINT OF BEGINNING.

Thence South 88°26'38" East 1555.70 feet; Thence South 01°09'38" West 757.04 feet; Thence South 38°03'22" West 662.07 feet; Thence North 86°21'08" West 922.05 feet; Thence North 01°36'53" East 236.24 feet; Thence through a curve to the left having a Length of 245.70 feet, a Radius of 600.00 feet, a Chord Bearing of North 10°04'59" West and a Chord distance of 243.98 feet; Thence North 21°45'51" West 422.25 feet; Thence through a curve to the right having a Length of 142.76 feet, a Radius of 350.00 feet, a Chord Bearing of North 10°07'45" West and a Chord distance of 141.77 feet; Thence North 01°33'22" West 285.87 feet to the POINT OF BEGINNING.

Containing 40.10 Acres more or less.

SURVEYOR'S CERTIFICATE

I, Jack William Starnes, hereby certify that I am a Registered Land Surveyor of the State of Colorado, that this rezoning map consisting of 1 sheet, was prepared under my direct supervision, and that it does not constitute a boundary survey and is prepared from existing records for the purpose of rezoning only.

Jack William Starnes L.S. 20698 Date _____

RECORDER'S CERTIFICATE

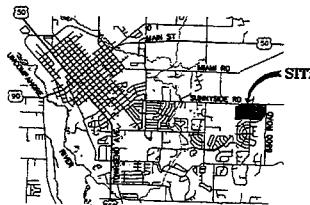
This plot was filed for record in the office of the Clerk and Recorder of Montrose County at

_____ m. on the _____ day of _____

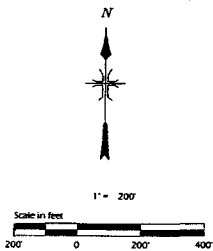
20____ Reception No. _____

County Clerk & Recorder _____

by Deputy _____



VICINITY MAP



DELMONT CONSULTANTS, INC.		2007-10-02	
121 Colorado Ave., Montrose, CO 81401 • 970-249-1881 • 970-249-1882 fax		2007-10-02	
PROJECT	RR&J ZONING MAP	DATE	2007-10-02
CLIENT	RR&J ZONING MAP	DATE	2007-10-02
DESIGNER	JR	DATE	2007-10-02
CHECKED	JR	DATE	2007-10-02
APPROVED	JR	DATE	2007-10-02
REVISIONS	NO		
BY	DATE		