

ORDINANCE NO. 980

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO,
ZONING THE SUNNYSIDE ESTATES ADDITION NO. 3 AS "R-2/P.U.D. -
LOW DENSITY RESIDENTIAL - PLANNED UNIT DEVELOPMENT DISTRICT"

WHEREAS, Sunnyside Estates Addition No. 3 has
been recently annexed to the City of Montrose, Colorado,
and

WHEREAS, said addition is adjacent to other
property presently zoned "R-2", and

WHEREAS, City's proposed Master Plan provides
that this property be zoned "R-2/P.U.D. - Low Density
Residential - Planned Unit Development District", and

WHEREAS, the Planning Commission has recommended
that this property be zoned "R-2/P.U.D. - Low Density
Residential - Planned Unit Development District",

NOW THEREFORE, BE IT ORDAINED by the City Council
of the City of Montrose, Colorado, that the following
described property situate in Montrose County, Colorado,
is hereby designated to be an "R-2/P.U.D. - Low Density
Residential - Planned Unit Development District":

Sunnyside Estates Addition No. 3

A tract of land in the E 1/2 SW 1/4 Section 26, Township 49
North, Range 9 West, New Mexico Principal Meridian, lying
South of the Centerline of the Loutsenhizer Canal and more
particularly described as follows:

Beginning at a point on the Northerly right-of-way of
Sunnyside Road from whence the Southwest corner of the
E 1/2 SW 1/4 Section 26 bears South 00° 26' 12" East,
30.01 feet and South 89° 56' 30" West, 926.00 feet; thence
North 89° 56' 30" East 205.24 feet, thence North 00° 18' 02"
West, 1395.08 feet to a point on the Centerline of the

Loutsenhizer Canal; thence the following courses:
 along the Centerline of the Loutsenhizer Canal; North
 39° 31' 57" West, 86.53 feet; South 88° 19' 43" West,
 235.63 feet; North 89° 00' 18" West, 485.42 feet; and
 North 62° 03' 04" West, 3.11 feet; thence South 13° 44' 15"
 West, 182.90 feet; thence North 88° 08' 25' East, 214.47
 feet; thence South 00° 26' 10" East, 798.81 feet; thence
 North 89° 56' 30" East, 400.00 feet; thence South 00° 26'
 12" East, 495.95 feet to the point of beginning.
 The above described tract contains 16.436 acres, more or
 less.

PASSED on first reading this 6 day of
APR., 1978.

Jan J. Ball
 MAYOR

ATTEST:

David Patney
 CITY CLERK

You will please take notice that the Montrose
 City Council will hold a hearing upon the foregoing
 Ordinance and on the question of its passage on second
 reading on THURSDAY, the 4 day of
MAY, 1978, at the hour of 7:30 P.M.
 at Montrose City Hall in Montrose, Colorado.

ADOPTED on second reading this 4 day of
May, 1978.

Jan J. Ball
 MAYOR

ATTEST:

David Patney
 CITY CLERK