

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4867

**AN ORDINANCE ZONING THE TOWNHOMES AT RIVER PARK ANNEXATION
TO R-8 (RESIDENTIAL – 8 DU/AC)**

LOCATED AT 3178 D ROAD

Recitals:

The property owners have requested annexation of the 1.336-acre property into the City limits in anticipation of future residential subdivision development

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Townhomes at River Park Annexation to the R-8 (Residential – 8 du/ac) zone district respectfully, finding that it conforms with the Residential Medium (4 – 8 du/ac) as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential – 8 du/ac) zone districts are in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property be zoned R-8 (Residential – 8 du/ac).

TOWNHOMES AT RIVER PARK ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the SE 1/4 SE 1/4 of said Section 15 and assuming the South line of the SE 1/4 SE 1/4 of said Section 15 bears N 89°53'38" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°07'40" W, along the West line of the SE 1/4 SE 1/4 of said Section 15, a distance of 40.00 feet to the POINT OF BEGINNING, said point being the Southwest corner of Outlot A, Block Two of the The Peaks, a subdivision recorded in Plat Book 16, Page 258, Public Records of Mesa County, Colorado; thence from said Point of Beginning, continue N 00°07'40" W, along said West line, a distance of 238.43 feet; thence N 89°50'43" E, a distance of 50.25 feet; thence N 44°50'43" E, a distance of 49.35 feet to a point being the beginning of a 14.14 foot radius curve, concave Northeast, whose long chord bears S 45°08'27" E, a long chord length

of 19.99 feet; thence Southwesterly along the arc of said curve, thru a central angle of 89°57'46", an arc length of 22.20 feet; thence S 44°50'43" W, a distance of 49.82 feet; thence S 00°09'17" E, along the West line of Lot 3 of The Peaks subdivision, a distance of 48.22 feet; thence S 89°53'29" E, along the South line of said Lot 3, a distance of 12.00 feet; thence S 89°53'38" E, along the South line of Lots 1, 2 and 3, Block Two of The Peaks subdivision and its Easterly prolongation, a distance of 224.64 feet to a point on the East right of way for Roberts Road, per The Peaks subdivision; thence S 00°07'40" E, along said East right of way, a distance of 147.65 feet; thence S 44°58'48" E, along said right of way, a distance of 40.20 feet to a point on the North right of way for D Road; thence N 89°53'38" W along said North right of way, being a line 40.00 feet North of and parallel with, the South line of the SE 1/4 SE 1/4 of said Section 15, a distance of 329.07 feet, more or less, to the Point of Beginning.

CONTAINING 58,179 Square Feet or 1.336 Acres, more or less, as described.

INTRODUCED on first reading this 7th day of August, 2019 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of August, 2019 and ordered published in pamphlet form.



President of the Council

ATTEST:



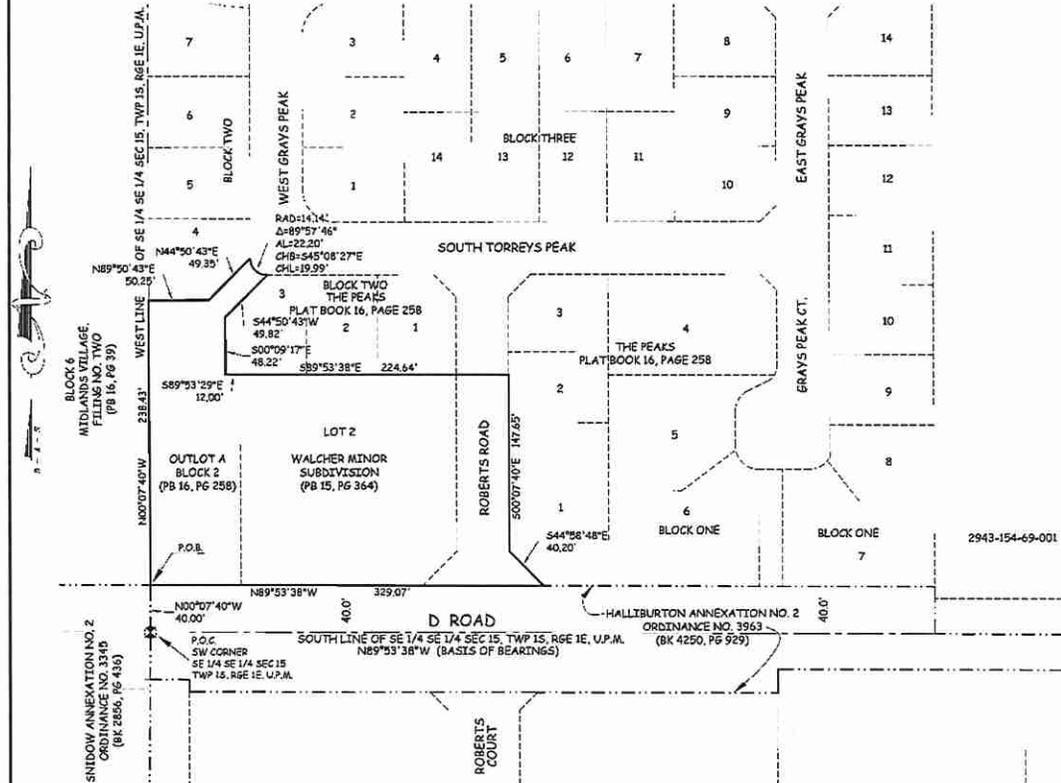
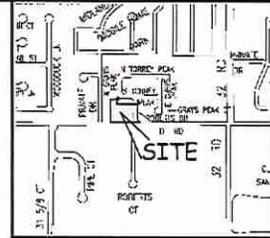
City Clerk



Exhibit A

TOWNHOMES AT RIVER PARK ANNEXATION

LYING IN THE SE 1/4 SE 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 EAST
 UTE PRINCIPAL MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

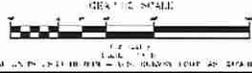
COMMENCING at the Southwest corner of the SE 1/4 SE 1/4 of said Section 15 and assuming the South line of the SE 1/4 SE 1/4 of said Section 15 bears N 89°53'38" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°07'40" W, along the West line of the SE 1/4 SE 1/4 of said Section 15, a distance of 40.00 feet to the POINT OF BEGINNING, said point being the Southwest corner of Outlot A, Block Two of the Peaks, a subdivision recorded in Plat Book 16, Page 258, Public Records of Mesa County, Colorado; thence from said Point of Beginning, continue N 00°07'40" W, along said West line, a distance of 238.43 feet; thence N 89°50'43" E, a distance of 30.35 feet; thence N 44°50'43" E, a distance of 49.35 feet to a point being the beginning of a 14.14 foot radius curve, concave Northeast, whose long chord bears S 45°08'27" E, a long chord length of 39.99 feet; thence Southwesterly along the arc of said curve, thru a central angle of 89°57'46", an arc length of 22.20 feet; thence S 44°50'43" W, a distance of 49.82 feet; thence S 00°09'17" E, along the West line of Lot 3 of The Peaks subdivision, a distance of 48.22 feet; thence S 89°53'38" E, along the South line of said Lot 3, a distance of 12.00 feet; thence S 89°53'38" E, along the South line of Lots 1, 2 and 3, Block Two of The Peaks subdivision and its Easterly prolongation, a distance of 224.64 feet to a point on the East right of way for Roberts Road, per The Peaks subdivision; thence S 00°07'40" E, along said East right of way, a distance of 147.65 feet; thence S 44°58'48" E, along said right of way, a distance of 40.20 feet to a point on the North right of way for D Road; thence N 89°53'38" W along said North right of way, being a line 40.00 feet North of and parallel with, the South line of the SE 1/4 SE 1/4 of said Section 15, a distance of 329.07 feet, more or less, to the Point of Beginning.

SYMBOL	DESCRIPTION
---	POINT OF COMMENCEMENT
---	POINT OF BEGINNING
---	POINT OF END
---	SECTION
---	TOWNSHIP
---	RANGE
---	UTAH PRINCIPAL MERIDIAN
---	SECTION
---	TOWNSHIP
---	RANGE
---	UTAH PRINCIPAL MERIDIAN
---	SECTION
---	TOWNSHIP
---	RANGE
---	UTAH PRINCIPAL MERIDIAN

The block and paragraph numbers shown on this plat were obtained from subdivision data and were incorporated in this plat for the convenience of the user. The plat does not constitute a deed and is not intended to be used as a basis for establishing or verifying property boundaries.

AREA OF INTEREST

APPROVED BY: _____ DATE: _____
 DESIGNED BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____



ORDINANCE NO. _____ EFFECTIVE DATE: _____

THIS IS NOT A BOUNDARY SURVEY

PRELIMINARY
 APPROVED BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____



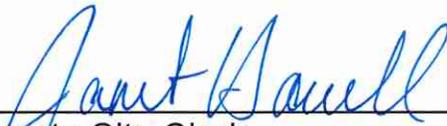
PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY DEPARTMENT

TOWNHOMES AT RIVER
 PARK ANNEXATION

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4867 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of August, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 21st day of August, 2019, at which Ordinance No. 4867 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 23rd day of August, 2019.



Deputy City Clerk

Published: August 9, 2019
Published: August 23, 2019
Effective: September 22, 2019

