

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4873

**AN ORDINANCE ZONING THE KISER ANNEXATION
TO R-2 (RESIDENTIAL – 2 DU/AC)**

LOCATED AT 136 VISTA GRANDE ROAD

Recitals

The property owners have requested annexation of the 2.887-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 Kiser Annexation to the R-2 (Residential – 2 du/ac) zone district, finding that it conforms with the designation of Residential Medium Low (2 – 4 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-2 (Residential – 2 du/ac) zone district are in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

KISER ANNEXATION

The following property be zoned R-2 (Residential – 2 du/ac).

A portion of the NW1/4 of the NE1/4 of Section 17, Township 1 South, Range 1 West of the Ute Meridian, described as follows: Commencing at the Southwest Corner of said NW1/4 of the NE1/4 of said Section 17; thence N89°55'57"E, a distance of 233.4 feet to an iron pipe monument capped and marked "233.4";

thence N35°30'31"E along the Southeasterly Right of way for Vista Grande Road as described at Reception Number 428431 of the Mesa County Records a distance of 234.47 feet to the Point of Beginning.

thence N35°30'31"E along said Right of way a distance of 102.94 feet to the intersection of said Right of Way with the South Right of Way for South San Miguel Road as described at Reception Number 1074421 of the Mesa County Records;

thence N74°58'28"E along said South Right of Way a distance of 491.74 feet to the Point of Terminus of an Agreed Boundary Line as recorded at Reception Number 2873395 of the Mesa County Records;

thence along said Agreed Boundary Line the following three (3) courses and distances;

1. S14°12'57"W a distance of 98.39 feet;

2. N87°34'57"W a distance of 7.26 feet;
3. S14°24'05"W a distance of 247.60 feet to the beginning of said Agreed Boundary Line and a point on the Northerly Line of that tract of land as described at Reception Number 520767 of the Mesa County Records;
thence S76°12'57"W along said Northerly Line a distance of 271.90 feet to a point on the Easterly Line of that tract of land as described at Reception Number 428430 of the Mesa County Records;
thence N43°19'03"W along said Easterly Line a distance of 258.95 feet to the Point of Beginning;
County of Mesa, State of Colorado.

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

ADOPTED on second reading this 4th day of September, 2019 and ordered published in pamphlet form.



President of the Council

ATTEST:



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4873 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st 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 4th day of September, 2019, at which Ordinance No. 4873 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 9th day of September, 2019.



Deputy City Clerk

Published: August 23, 2019
Published: September 06, 2019
Effective: October 06, 2019