

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. 3493
AN ORDINANCE ZONING A PARCEL OF LAND
KNOWN AS THE KING PROPERTY LOCATED
AT 2610 KELLEY DRIVE

Recitals.

The Grand Junction Planning Commission, at its December 17, 2002 hearing, recommended approval of the rezone request from the RSF-R district to the RSF-1 district.

A rezone from the RSF-R (Residential Single Family – Rural – 1 unit/5 acres) to RSF-1 (Residential Single Family – 1 unit/acre) district has been requested for the properties located at 2610 Kelley Drive. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Residential Low (½ – 2 acres/du). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL (S) DESCRIBED BELOW IS HEREBY ZONED TO THE RSF-1 (RESIDENTIAL SINGLE FAMILY NOT TO EXCEED 1 UNIT/ACRE) DISTRICT:

Parcel No. 1

BEG at a pt. from when the NW COR of SEC 35, T1N, R1W of the UM bears N62°54'W 744.9'; thence W324.95'; thence S25°55'E 176.5'; thence S52°09'W 43.31'; thence S14°31'E 355.84', to a pt. on the N line of Kelley Dr; thence along said N line of Kelley Dr N59°41'E 114.42' to a pt. on the cul-de-sac of Sunny Knoll Sub; thence 71.51' along the arc of a 50' radius curve to the right with a central angle of 81°56'30", a chord which bears N40°03'18"E 131.08'; thence N7°53'45"W 338.13' to the POB.

Parcel No. 2:

A parcel of land located in the NW1/4 of the NW1/4 of SEC 35, T1N, R1W of the UM, being more particularly described as follows: Commencing as a pt. of reference at the NW COR of said SEC 35, said monument being a Mesa County Surveyors Monument, from whence the N1/4 COR, said 1/4 COR also being a Mesa County Surveyors Monument, bears S89°55'00"E a DIS of 2631.25'; thence S38°46'40"E 977.29' to a pt. on the right of way of Kelley Dr, said pt. being the POB; thence along an existing boundary line N48°00'24"E 349.76'; thence S35°11'02"W 224.29'; thence S48°35'17"W 109.48' to the ROW of said Kelley Dr; thence along said ROW 56.13' along the arc of a curve concave to the SW, having radius of 50', a central angle of 64°19'11" and a chord bearing N65°53'19"W a DIS of 53.23' to the POB.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of December, 2002.

PASSED on SECOND READING this 15th day of January, 2003.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
President of Council