

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3569

**AN ORDINANCE ZONING THE CARVILLE ANNEXATION TO
C-1 and RSF-4**

LOCATED AT 2675 HWY 50

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Carville Annexation to the C-1 and RSF-4 zone districts for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 and RSF-4 zone districts be established.

The Planning Commission and City Council find that the C-1 and RSF-4 zoning is in conformance with the stated criteria of Section 2.6 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 shall be rezoned C-1 and RSF-4 with a density not to exceed 4 units per acre.

CARVILLE ANNEXATION

PROPERTY DESCRIPTION - C-1

A parcel of land situated in the SW1/4 NE1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of Highway 50 as described in a document recorded in Book 357 at Page 36, at the intersection with the East line of SW1/4 NE1/4 of said Section 26, whence the Northeast one-sixteenth corner (NE corner SW1/4 NE1/4) of said Section 26 bears North 00°05'41" West, a distance of 96.90 feet; Thence along the East line of the SW1/4 NE1/4 of said Section 26, South 00°05'41" East, a distance of 330.00 feet; Thence North 64°56'07" West, a distance of 1011.43 feet to the North line of the SW1/4 NE1/4 of said Section 26; Thence along said North line, South 89°54'03" East, a distance of 707.68 feet to said Southerly right-of-way line of Highway 50; Thence along said right-of-way line, South 64°56'07" East, a distance of 229.58 feet to the Point of Beginning.

Containing 4.255 acres, more or less.

PROPERTY DESCRIPTION - RSF-4

A parcel of land situated in the SW1/4 NE1/4 and the SE1/4 NW1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point on the East line of the SW1/4 NE1/4 of said Section 26, whence the Northeast one-sixteenth corner (NE corner SW1/4 NE1/4) of said Section 26 bears North 00°05'41" West, a distance of 426.90 feet; Thence along the East line of the SW1/4 NE1/4 of said Section 26, South 00°05'41" East, a distance of 101.28 feet; Thence North 89°52'24" West, a distance of 1978.76 feet to the West line of E1/2 SE1/4 NW1/4 of said Section 26; Thence along said West line, North 00°13'45" West, a distance of 189.05 feet to the Orchard Mesa District Drain;

Thence along said Drain the following eight courses:

North 85°05'02" East, a distance of 16.70 feet;

North 72°41'56" East, a distance of 37.46 feet;

North 58°01'25" East, a distance of 31.07 feet;

North 72°01'34" East, a distance of 348.31 feet;

North 69°36'11" East, a distance of 54.92 feet;

North 71°48'54" East, a distance of 127.42 feet;

North 66°43'18" East, a distance of 53.50 feet;

North 56°15'53" East, a distance of 32.73 feet to the East line of the SE1/4 NW1/4 of said Section 26; Thence North 00°11'04" West, a distance of 102.31 feet to the Center-north one-sixteenth corner (NE corner SE1/4 NW1/4) of said Section 26; Thence along the North line of the SW1/4 NE1/4 of said Section 26, South 89°54'03" East, a distance of 404.51 feet; Thence South 64°56'07" East, a distance of 1011.43 feet to the Point of Beginning.

Containing 16.063 acres, more or less.

Introduced on first reading this **6th** day of **August**, 2003 and ordered published.

PASSED and ADOPTED on second reading this 20th day of August, 2003.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Harry Butler
President of the Council Pro Tem