

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3578

AN ORDINANCE REZONING A PARCEL OF LAND FROM RESIDENTIAL SINGLE FAMILY RURAL WITH A DENSITY NOT TO EXCEED ONE UNIT PER FIVE ACRES (RSF-R) TO RESIDENTIAL SINGLE FAMILY ESTATE WITH A DENSITY NOT TO EXCEED ONE UNIT PER TWO ACRES (RSF-E)

LOCATED AT 2611 KELLEY DRIVE

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 the rezone request from RSF-R district to the RSF-E zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds the rezone request meets the goals and policies and future land use as forth by the Growth Plan, Residential Low (1/2 – 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 for the following reasons:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED TO THE RSF-E (RESIDENTIAL SINGLE FAMILY ESTATE WITH A DENSITY NOT TO EXCEED ONE UNIT PER TWO ACRES) DISTRICT:

A part of the NW 1/4 NW 1/4 of Section 35, T1N, R1W of the U.M. and being particularly described as follows:

Beginning at a point on the south line of said NW 1/4 NW 1/4 from whence the SE corner of said NW 1/4 NW 1/4 bears S89°43'E 412.00'; thence N89°43'W along said south line 365.38'; thence North 36.64'; thence N52°16'E 133.60'; thence N44°10'E 208.10'; thence N45°23'W 268.50' to the arc of a curve to the left from whence the radius point thereof bears N30°E 50.00'; thence along said arc 132.90'; thence N47°45'14"E 322.01'; thence N66°08'E 133.94'; thence N88°15'E 41.98'; thence S00°10'W 531.94'; thence S31°15'01"W 313.61' to POB; and a parcel of land located in the NW 1/4 NW 1/4 of Section 35, T1N, R1W, of the U.M. and being more particularly described as follows: Commencing at a point on the south line of the NW 1/4 NW 1/4 of said Section 35 from the SE corner bears S89°45'07"E 412' with all bearings contained herein relative thereto: thence N31°13'35"E 29.23' to the true POB; thence N31°13'35"E 185.98'; thence S51°30'E 39.68'; thence S04°39'05"W

135.28'; thence N89°45'07"W 116.50' to the true POB. EXCEPT Commencing at a point on the South line of the NW 1/4 NW 1/4 of said Section 35, from which the SE corner bears S89°45'07"E 412' with all bearings contained herein relative thereto; thence N31°13'35"E 215.21' to the true POB; thence N05°34'31"E 539.59'; thence S00°10'W 452.70'; thence S31°13'35"W 98.62' to the true POB; and EXCEPT beginning at the SE corner of Lot 3 in Sunny Knoll Subdivision, a found No. 4 rebar from whence the SE corner of the NW 1/4 NW 1/4 of Section 35, T1N, R1W of the U.M. bears S79°41'08"E 682.74'; thence S28°23'06"E 135.54' to the south line of Section 35; thence along said south line N89°43'W 170.10'; thence N 36.64' to the SW corner of Lot 3 in Sunny Knoll Subdivision; thence N52°16'E 133.60' to the SE corner of said Lot 3 and the POB; and EXCEPT commencing as a point of reference at the NW corner of said Section 35, said monument being a Mesa County Surveyor's Monument from whence the N 1/4 corner, said Quarter corner also being a Mesa County Surveyor's Monument, bears S89°55'00"E 2631.25'; thence S40°05'48"E 1029.24' to a point on the ROW of Kelley Drive, said point being the POB; thence along an existing boundary line N47°45'14"E 320.32'; thence S34°10'58"W 216.34'; thence S52°18'24"W 157.03' to the ROW of said Kelley Drive; thence along said ROW 64.67' along the arc of a curve concave to the SW, having a radius of 50.00', a central angle of 74°06'16" and a chord bearing N08°17'14"E 60.25' to the POB. Together with easements for the installation, maintenance and repair of irrigation ditches, head gates, diversion boxes and pipelines as described in instrument recorded August 27, 1979 in Book 1216 Page 61; Together with a 50' easement for underground utility purposes as described in instrument recorded June 17, 1981 in Book 1318 Page 874 and re-recorded February 3, 1984 in Book 1477 Page 425.

CONTAINING 5.317 Acres more or less, as described.

Introduced on first reading on the 1st day October, 2003.

PASSES and ADOPTED on second reading this 15th day of October, 2003.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: Jim Spehar
President of the Council