

ORDINANCE NO. 3594

AN ORDINANCE REZONING BLUE HERON MEADOWS
18 ACRES OF LAND LOCATED AT
2587 G ½ ROAD FROM RSF-2 TO RSF-4

Recitals.

A rezone from the Residential Single Family - 2 (RSF-2) district to the Residential Single Family - 4 (RSF-4) district has been requested for the properties located at 2587 G ½ Road for purposes of developing a residential subdivision. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Residential medium, 4 to 8 dwelling units per acre). 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.

The Grand Junction Planning Commission, at its November 25th, 2003 hearing, recommended approval of the rezone request from the RSF-2 district to the RSF-4 district.

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 RESIDENTIAL SINGLE FAMILY, NOT TO EXCEED 4 DWELLING UNITS PER ACRE (RSF-4) DISTRICT:

Beginning at a point on the North line of the NE1/4 SE1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, 940.3 feet West of the Northeast corner thereof,
thence South 29° 40 minutes East 373 feet;
thence South 18 ° 45' East 175 feet;
thence South 10°20' West 165 feet;
thence South 39°00' East 182 feet;
thence South 48°30' East 167 feet;
thence South 66°30' West 916 feet to the West line of said Section 34;
thence North 0°21' West 1219 feet;
thence North 45°00' East 70 feet to the North line of the NE1/4 SE1/4 of said Section 34;
thence East along the North line of the NE1/4 SE1/4 to the Point of Beginning.

Also, beginning at a point on the North line of the NE1/4 SE1/4 Section 34, Township 1 North, Range 1 West, Ute Meridian, 886.3 feet West of the Northeast corner thereof;
thence Southeasterly along the Easterly right-of-way line of the Grand Valley Canal 182.7 feet;
thence North 67°10' East 123 feet;
thence North 34°45' West 115 feet;

thence North 48°54' West to the North line of the NE1/4 SE1/4 of said Section 34;
thence West along the North line of said NE1/4 SE1/4 121 feet to the Point of
beginning.

And all that part of the following described property lying South of the centerline of the
Grand Valley Irrigation Canal (Highline Canal):

A parcel of land situated in the SE1/4 NE1/4 of Section 34, Township 1 North Range 1
West of the Ute Meridian, more particularly described as follows:

Beginning at the Southwest corner of said SE1/4 NE1/4 Section 34;
thence North 90°00' East 239.50 feet to the centerline of Leach Creek;
thence North 20°30'04" East along said centerline 103.94 feet;
thence North 55°42'53" East along said centerline 206.18 feet;
thence North 04°18'03" East along said centerline 104.14 feet to the intersection point
of said centerline and the Southerly right-of-way of U.S. Interstate 70:
thence along the arc of a curve to the left 394.14 feet (the chord of which bears South
82°45'20" West 393.78 feet);
thence South 76°39'49" West 64.93 feet to a point on the West line of said SE1/4 NE1/4
Section 34;
thence leaving said Southerly right-of-way line South 00°33'31" West 252.74 feet to the
Point of Beginning.

AND all that part of the SE1/4 NE1/4 of Section 34, Township 1 North, Range 1 West of
the Ute Meridian, lying South of the County Road and East of the Wash.

TOGETHER WITH an ingress/egress easement over and across Lot 7 in Block 2 of
WILSON RANCH FILING NO. FOUR as shown on the recorded Plat of said
Subdivision, and as further set forth in Correction recorded October 28, 1997 in Book
2371 at Page 99.

Uses Permitted:

Those associated with the RSF-4 zoning district.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of December,
2003.

PASSED on SECOND READING this 7th day of January, 2004.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Jim Spehar
President of Council