

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3685

**AN ORDINANCE ZONING THE KRONVALL ANNEXATION TO
RSF-4 (RESIDENTIAL SINGLE FAMILY 4 DU/AC)**

LOCATED AT 2263 GREENBELT 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 zoning the Kronvall Annexation to the RSF-4 zone district 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 RSF-4 (Residential Single Family 4 du/ac) zone district be established.

The Planning Commission and City Council find that the RSF-4 (Residential Single Family 4 du/ac) 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 zoned RSF-4 with a density not to exceed 4 units per acre.

KRONVALL ANNEXATION

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being all of Lot 2, Greenbelt Subdivision, as same is recorded in Book 3671, Page 249, Public Records of Mesa County, Colorado, together with a parcel of land shown and labeled within the Northeast portion of said Lot 2 having a Mesa County Parcel Number of 2945-074-00-002, all being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2, Greenbelt Subdivision and assuming the North line of said Lot 2 bears S 82°26'11" E with all other bearings mentioned herein

in reference thereto; thence from said Point of Beginning, N 73°00'10" W along the South line of said Lot 2, a distance of 151.23 feet; thence continuing along said South line, N 56°07'10" W a distance of 128.84 feet to a point being the Southeast corner of Lot 1, Kronvall Subdivision, as same is recorded in Book 3602, Page 477, Public Records of Mesa County, Colorado; thence N 16°45'36" E along the East line of said Lot 1, Kronvall Subdivision, a distance of 151.81 feet to a point being the Northeast corner of said Lot 1, Kronvall Subdivision; thence N 62°57'41" W a distance of 203.26 feet to a point being the Southeast corner of Lot 1 of said Greenbelt Subdivision; thence N 12°08'01" E along the East line of said Lot 1, Greenbelt Subdivision, a distance of 172.00 feet to a point being the Northwest corner of Lot 2, Greenbelt Subdivision; thence S 82°26'11" E along the North line of said Lot 2, Greenbelt Subdivision, a distance of 606.45 feet to a point being the Northeast corner of said Lot 2, Greenbelt Subdivision; thence S 36°48'00" W along the East line of said Lot 2, Greenbelt Subdivision, being the West right of way for the Redlands Parkway, a distance of 9.45 feet; thence S 35°34'34" W along said West right of way, a distance of 54.72 feet to a point being the Southeast corner of that certain parcel of land with Mesa County parcel control number of 2945-074-00-002; thence S 35°32'54" W along the West right of way for the Redlands Parkway, a distance of 71.68 feet; thence S 28°40'28" W along the East line of said Lot 2 and the West right of way for the Redlands Parkway, a distance of 284.08 feet; thence S 21°48'03" W along the East line of said Lot 2 and the West right of way for the Redlands Parkway, a distance of 88.85 feet, more or less, to the Point of Beginning.

CONTAINING 4.274 Acres (186,189 Sq. Ft.), more or less, as described.

Housing type, density and bulk standards shall be for the RSF-4 zone district.

Introduced on first reading this 3rd day of November, 2004 and ordered published.

ADOPTED on second reading this 17th day of November, 2004.

ATTEST:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk