

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5025**

**AN ORDINANCE ZONING THE REECE ANNEXATION  
TO R-5 (RESIDENTIAL – 5 DU/AC) ZONE DISTRICT**

**LOCATED ON A PROPERTY SOUTH OF 3035 AND 3043 F ½ ROAD  
TAX PARCEL NUMBER 2943-043-00-210 AND A PARCEL CONTAINING PRICE  
DITCH ROW**

Recitals

The property owner has requested annexation of one property that totals 0.73-acres into the City limits.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Reece Annexation to the R-5 (Residential – 5 du/ac) zone district, finding that it conforms with the designation of Residential Low (2 - 5.5 du/ac) as shown on the Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-5 (Residential – 5 du/ac) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION  
THAT:**

**REECE ANNEXATION**

**The following property be zoned R-8 (Residential – 8 du/ac) zone district.**

A parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado being those parcels described in deeds filed under Reception Number 2761663 and Reception Number 2918990 and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4SW1/4 Section 4 and assuming the North line of said NE1/4 SW1/4 bears N89°58'02"E with all other bearings contained herein being relative thereto; thence N89°58'02"E along said North line NE1/4SW1/4 a distance of 660.40 feet; thence S0°09'32"E a distance of 497.64 feet to the Point of Beginning; thence N89°59'41"E a distance of 397.37 feet; thence S0°09'32"E a

distance of 160.00 feet to the north line of the S1/2NE1/4SW1/4; thence N89°59'41"E a distance of 12.96 feet along said north line; thence S0°09'10"E a distance of 465.59 feet to the northerly right-of-way of the Price Ditch; thence S19°10'32"W a distance of 50.00 feet, crossing said 50 foot Right-of-Way to the Southerly line of said 50 foot Price Ditch Right-of-Way also being the northerly line of HALL ANNEXATION NO. 3, Ordinance No. 3177; thence along said Southerly right-of-way line and said northerly annexation line for the following six (6) courses: 1) N70°47'44"W a distance of 37.85 feet; 2) thence N61°54'24"W a distance of 137.88 feet; 3) thence N51°48'06"W a distance of 184.27 feet; 4) thence N62°22'53"W a distance of 381.18 feet; 5) thence N51°07'19"W a distance of 208.24 feet; 6) thence N65°14'21"W a distance of 33.40 feet to a point on said north line of the S1/2NE1/4SW1/4; thence N89°59'41"E along said north line a distance of 437.24 feet; thence N0°09'32"W a distance of 160.00 feet to the Point of Beginning.

CONTAINING 6.73 Acres or 292943 Square Feet, more or less, as described.

**INTRODUCED** on first reading this 15<sup>th</sup> day of September, 2021 and ordered published in pamphlet form.

**ADOPTED** on second reading this 6<sup>th</sup> day of October, 2021 and ordered published in pamphlet form.

ATTEST:

*Wanda Winkelmann*

\_\_\_\_\_  
City Clerk

*C. B. M. D. S.*

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President of the Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5025 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15<sup>th</sup> day of September 2021 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 6<sup>th</sup> day of October 2021, at which Ordinance No. 5025 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 8<sup>th</sup> day of October 2021.

  
Deputy City Clerk

Published: September 17, 2021  
Published: October 8, 2021  
Effective: November 7, 2021

