

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5044

**AN ORDINANCE ZONING THE CROSS ORCHARDS ANNEXATION
LOCATED AT 3073 & 3075 PATTERSON ROAD TO CSR (COMMUNITY SERVICES AND
RECREATION) AND R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT FOR PARCEL
NUMBER 2943-091-30-004, A PARCEL WITH NO PHYSICAL ADDRESS**

Recitals:

The property owners have petitioned to annex their 22.68 acres into the City limits. The annexation is referred to as the "Cross Orchards Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the northern parcels of the Cross Orchards Annexation consisting of 14.09 acres from County RSF-4 (Residential Single Family – 4 du/ac) to CSR (Community Services and Recreation) and the southern parcel consisting of 8 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac) finding that both the CSR and R-4 zone districts conform with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conform respectively for each parcel for its designated zone with the Comprehensive Plan's goals and policies and are generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the CSR (Community Services and Recreation) and R-4 (Residential – 4 du/ac) zone districts, are in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for each parcel as designated.

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

ZONING FOR THE CROSS ORCHARDS ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned as follows:

3073 Patterson Road

Lot 1, Cross Orchards II Subdivision, as recorded at Reception No. 2985337 in the records of the Mesa County Clerk and Recorder.

and

3075 Patterson Road

Lot 1, Cross Orchards Subdivision, as recorded at Reception No. 2900417 in the records of the Mesa County Clerk and Recorder.

Zoned CSR (Community Services and Recreation); and

Parcel No. 2943-091-30-004

Lot 4, Cross Orchards Subdivision, as recorded at Reception No. 2900417 in the records of the Mesa County Clerk and Recorder.

Zoned R-4 (Residential – 4 du/ac).

INTRODUCED on first reading this 17th day of November 2021 and ordered published in pamphlet form.

ADOPTED on second reading this 1st day of December 2021 and ordered published in pamphlet form.

ATTEST:



Wanda Winkelmann
City Clerk



C.B. McDaniel
President of the City Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5044 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of November 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 1st day of December 2021, at which Ordinance No. 5044 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 3rd day of December 2021.



Deputy City Clerk

Published: November 19, 2021
Published: December 03, 2021
Effective: January 2, 2022

