

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5056

**AN ORDINANCE ZONING THE BROWN PROPERTY ANNEXATION
LOCATED AT 2537 G 3/8 ROAD
TO R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT**

Recitals:

The property owners have petitioned to annex 9.82 acres into the City limits. The annexation is referred to as the Brown Property Annexation.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Brown Property Annexation from County RSF-R (Residential Rural) to City R-4 (Residential – 4 dwelling units per acre) finding that the R-4 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan (Plan), the principles and strategies of the Plan 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-4 (Residential 4 dwelling units per acre) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code for the parcel as designated.

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

The following parcel in the City of Grand Junction, Mesa County, Colorado known as the Brown Property Annexation is hereby zoned R-4 (Residential 4 dwelling units per acre).

2537 G 3/8 Road
(Tax Parcel 2701-343-00-108)

A parcel of land being a tract of land as described in Reception Number 2995999 said tract being a portion of Lots 41 & 42 of Pomona Park as described in Reception Number 12485 and a portion of the G 3/8 Road Right-of-Way described in a deed filed under Reception Number 1047999 and dedicated on said Pomona Park Plat, all situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Beginning at the center-south one-sixteenth (1/16) corner of said Section 34 and assuming the East line of said NE1/4 SW1/4 bears N00°02'12"W with all other bearings

contained herein being relative thereto; thence S89°39'33"W along the South line of said NE1/4 SW1/4, also being the South line of said Lots 41 & 42 of Pomona Park, a distance of 758.65 feet; thence N00°02'59"W, a distance of 107.29 feet; thence N18°53'47"W, a distance of 371.74 feet; thence N00°12'27"W, a distance of 167.42 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 1047994; thence continuing N00°12'27"W, a distance of 2.00 feet; thence N89°45'26"E, a distance of 216.88 feet; thence N00°25'06"E, a distance of 15.95 feet; thence N89°45'26"E, a distance of 258.33 feet; thence S00°02'15"E, a distance of 2.00 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 12485; thence S89°45'26"W along said Southerly Right-of-Way line, a distance of 125.35 feet; thence the following three (3) courses around the perimeter of a parcel of land as described in Reception Number 2908328; S00°14'34"E, a distance of 189.00 feet; N89°45'26"E, a distance of 90.00 feet; N00°14'34"W, a distance of 189.00 to a point on said Southerly Right-of-Way line of G 3/8 Road; thence N89°45'26"E along said Southerly Right-of-Way line, a distance of 35.35 feet to the Northwest corner of a parcel of land as described in Reception Number 2840205; thence S00°02'15"E along the West line of said parcel, a distance of 203.97 feet to the Southwest corner of said parcel; thence N89°45'50"E along the South line of said parcel, a distance of 403.99 feet to a point on the Westerly Right-of-Way line of 25 1/2 Road as dedicated on Reception Number 1373058 and said East line of the NE1/4 SW1/4 of Section 34; thence S00°02'12"E, along said West Right-of-Way line to the Point of Beginning.

Said parcel of CONTAINING 428,547 square feet or 9.84 Acres, more or less, as described.

INTRODUCED on first reading this 2nd of February 2022 and ordered published in pamphlet form.

ADOPTED on second reading this 16th day of February 2022 and ordered published in pamphlet form.


C.B. McDaniel
President of the Council

ATTEST:


Laya Bauer
Interim City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5056 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd day of February 2022 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 16th day of February 2022, at which Ordinance No. 5056 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 18th day of February 2022.



Deputy City Clerk

Published: February 04, 2022
Published: February 18, 2022
Effective: March 20, 2022

