

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5060

**AN ORDINANCE ZONING THE TRINKLEIN ANNEXATION
LOCATED ON A PROPERTY AT 2067 FERREE DRIVE
TO R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT**

Recitals:

The property owners have petitioned to annex their 0.88 acres into the City limits. The annexation is referred to as the “Trinklein Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Trinklein Annexation consisting of 0.88 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac) finding that both the R-4 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and the designated zone conforms with 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-4 (Residential – 4 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 for the parcel as described and may be duly and lawfully zoned R-4 (Residential – 4 du/ac).

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

ZONING FOR THE TRINKLEIN ANNEXATION

The following described parcel of land in the City of Grand Junction, Mesa County, Colorado is hereby zoned R-4 (Residential – 4 du/ac):

2067 Ferree Drive

Tax Parcel #2947-154-10-022

A parcel of land as described in Reception Number 2848242, said tract being all of Lot 1 & Lot 2, Ellie Heights as described in Plat Book 9, Page 52 (Reception Number 731636) situated in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:


Commencing at the South Quarter Corner (S1/4) of said Section 15 and assuming the South line of said SE1/4 bears S89°26'44"E with all other bearings contained herein being relative thereto; thence S89°26'44"E along said South line of the SE1/4, a distance of 1,048.12 feet;

thence N00°22'14"E, a distance of 203.94 feet to the Southeast Corner of Lot 1 of Ellie Heights being the Point of Beginning; thence along the Northerly Right-of-Way line of Broadway (Colorado State Route 340) the following three (3) courses; Northwesterly along the arc of a 676.30 radius curve concave Northeasterly thru a central angle of 09°38'38", a distance of 113.83 feet, whose chord bears N42°03'38"W, a distance of 113.70 feet; thence N37°13'38"W, a distance of 40.00 feet to the Southwest Corner of said Lot 1; thence N37°13'38"W, a distance of 115.50 feet to the Southwest Corner of Lot 2 of Ellie Heights; thence N48°49'52"E along of the West line of said Lot 2, a distance of 151.31 feet to the Northwest Corner of said Lot 2; thence the following five (5) courses along the Southerly & Westerly Right-of-Way lines of Ferree Drive; Southeasterly along the arc of a 600.00 foot radius curve concave Northeasterly thru a central angle of 05°15'04", a distance of 54.99 feet, whose chord bears S39°58'02"E, a distance of 54.97 feet; thence S42°24'08"E, a distance of 59.54 feet to the Northwest Corner of said Lot 1; thence S42°24'08"E, a distance of 24.00 feet; thence continuing Southeasterly along the arc of a 115.00 foot radius curve concave Southwesterly thru a central angle of 78°56'12", a distance of 158.44 feet, whose chord bears S02°58'37"E, a distance of 146.20 feet; thence S36°28'52"W, a distance of 72.15 feet to the Point of Beginning.

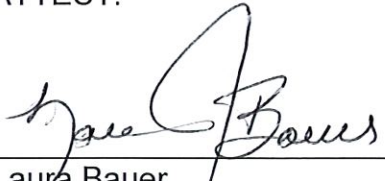
Said parcel of CONTAINING 38,296 square feet or 0.88 Acres, more or less, as described.

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

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


C.B. McDaniel
President of the City Council

ATTEST:



Laura Bauer
Interim City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5060 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 March 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 March 2022, at which Ordinance No. 5060 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 March 2022.



Deputy City Clerk

Published: March 04, 2022
Published: March 18, 2022
Effective: April 17, 2022

