

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5073

**AN ORDINANCE ZONING TWENTY EIGHTY BROADWAY ANNEXATION
LOCATED ON A PROPERTY AT 2080 BROADWAY
TO R-5 (RESIDENTIAL – 5 DU/AC) ZONE DISTRICT**

Recitals:

The property owner has petitioned to annex their 2.37 acres into the City limits. The annexation is referred to as the “Twenty Eighty Broadway Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Twenty Eighty Broadway Annexation consisting of 2.37 acres from County RSF-4 (Residential Single Family 4 Dwellings per acre) to R-5 (Residential – 5 du/ac) finding that both the R-5 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone 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-5 (Residential – 5 du/ac) zone districts, 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 designated.

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

ZONING FOR THE TWENTY EIGHTY BROADWAY ANNEXATION

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

Perimeter Boundary Legal Description
TWENTY EIGHTY BROADWAY ANNEXATION

A parcel of land as described in Reception Number 3005225, located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast Corner of said Section 15 and assuming the South line of the Southeast Quarter of said Section 15 bears N89°26'45"W with all other bearings contained herein relative thereto; thence N89°26'45"W along said South line, a distance of 1,222.68 feet; thence N00°00'09"W, a distance of 30.59 feet to a point on the Northerly Right-of-Way line of Highway 340 as described in Reception Number 525320, said point also being a point on the East line of *PAGE ANNEXATION NO. 4, Ordinance 4085*, Reception Number 2387198 and being the Point of Beginning; thence continuing N0°00'09"W along said East line of *PAGE ANNEXATION NO. 4*, a distance of 664.44 feet; thence N89°56'13"E, a distance of 154.00 feet; thence S00°00'09"E, a distance of 670.66 feet to said Northerly Right-of-Way line of Highway 340; thence S89°39'00"W, a distance of 56.80 feet to the beginning of a curve; thence Westerly, a distance of 97.50 feet along the curve concave to the North, having a radius of 676.70 feet, a central angle of 08°15'18" and a chord which bears N86°14'04"W, a distance of 97.41 feet distant to the Point of Beginning.

Said parcel containing 103,115 Square Feet or 2.37 Acres more or less, as described.

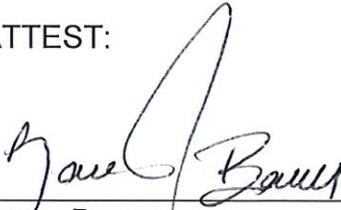
INTRODUCED on first reading this 4th day of May, 2022 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of May, 2022 and ordered published in pamphlet form.



Anna M. Stout
President of the Council

ATTEST:



Laura Bauer
Interim City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5073 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4th day of May 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 18th day of May 2022, at which Ordinance No. 5073 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 20th day of May 2022.


Deputy City Clerk

Published: May 6, 2022
Published: May 20, 2022
Effective: June 19, 2022

