

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5139

**AN ORDINANCE ZONING CLEAR CREEK ENCLAVE ANNEXATION
TO R-5 (RESIDENTIAL – 5 DWELLING UNITS PER ACRE) ZONE DISTRICT**

**LOCATED IN THE BROOKDALE: A REPLAT OF BROOKDALE (BOOK 13, PAGE 47
SUBDIVISION INCLUDING
3141 THROUGH 3147 CRIPPLE CREEK COURT AND
3141 THROUGH 3147 CASCADE CREEK COURT**

Recitals:

The enclave annexation is referred to as the "Clear Creek Enclave Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Clear Creek Enclave Annexation consisting of 3.86 acres from County PUD (Planned Unit Development) to R-5 (5 dwelling units per acre) 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 dwelling units per acre) 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 CLEAR CREEK ENCLAVE ANNEXATION

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

A parcel of land being a portion of Brookdale: A Replat of Brookdale (book 13, page 47 subdivision same as recorded at Reception Number 1365595 located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 15, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 15, whence the Center West Sixteenth Corner of said Section 15 bears N89°54'30"W a distance of 1,310.18 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the North line of said Northeast Quarter of the Southwest Quarter,

N89°54'30"W a distance of 165.08 feet to a point on the west line of the *CABALLERO ANNEXATION, ORDINANCE NO. 4763*; thence along said west line of the annexation S00°04'40"E a distance of 33.00 feet to the Point of Beginning; thence continuing along said west line S00°04'40"E a distance of 504.02 feet to the Northeast Corner of the *INGLE ANNEXATION, ORDINANCE NO. 4149*; thence along the north line of said annexation the following three (3) courses, 1) S89°55'20"W a distance of 274.98 feet, 2) S00°04'40"E a distance of 23.00 feet, 3) S89°55'20"W a distance of 55.00 to a point on the east line of the *MESA AYR ANNEXATION, ORDINANCE NO. 4170*; thence along said east line of the annexation N00°08'58W a distance of 528.00 feet to a point on the southerly line of the *SUMMIT VIEW MEADOWS ANNEXATION NO. 3, ORDINANCE NO. 3460*; thence along said southerly line of the annexation S89°54'30"E a distance of 330.64 feet to the Point of Beginning (Property).

Said Property CONTAINING 167,918 square feet or 3.86 acres, more or less, is zoned R-5 (Residential – 5 dwelling units per acre).

INTRODUCED on first reading this 15th day of March 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 5th day of April 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the City Council

ATTEST:



Amy Phillips
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5139 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of March 2023 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 5th day of April 2023, at which Ordinance No. 5139 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 7th day of April 2023.



Deputy City Clerk

Published: March 17, 2023
Published: April 07, 2023
Effective: May 07, 2023

