

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5152

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

LOCATED ON PROPERTY AT 3140 E ROAD

Recitals:

The property owner has petitioned to annex their 1.12 acres into the City limits. The annexation is referred to as the “Pino Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Pino Annexation consisting of 1.12 acres from County RSF-R (Residential Single Family Rural) to R-5 (Residential – 5 dwellings 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 dwellings 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 & Development Code for the parcel as designated.

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

THE PINO ANNEXATION

The following described parcel in the City of Grand Junction, Colorado is hereby zoned R-5 (Residential – 5 dwellings per acre) as follows:

Perimeter Boundary Legal Description

A parcel of land (Property) being a part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 10 and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 15, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

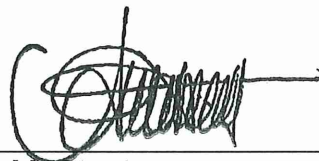
Commencing at the South Quarter Corner of said Section 10 whence the West Sixteenth Corner of said Section 10/Section 15 bears N89°51'00”W a distance of 1,308.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°51'00”W a distance of 368.25 feet along the South line of said Southeast Quarter of the Southwest Quarter of said Section 10 to the Point of Beginning; thence

S00°09'09"W a distance of 30.00 feet to a point on the north boundary line of Sundown Village Number 2 Replat as described in Reception Number 1746497; thence along said North Boundary line N89°51'00W a distance of 72.00 feet to the Southeast Corner of the PELLUM ANNEXATION, ORDINANCE NO. 3613; thence along the Eastern Boundary line of said Annexation N00°09'09"E a distance of 30.00 feet to a point on the North line of the Northeast Quarter of the Northwest Corner of said Section 15, thence continuing along said Eastern Annexation line N00°09'09"E a distance a distance of 30.00 feet to the Southwest Corner of a parcel of land as described in Reception Number 3049398, thence continuing along said Eastern Annexation line N00°09'09"E a distance of 583.81 feet to the Northeast Corner of said Annexation; thence the following four (4) courses 1) N00°09'09"E a distance of 41.04 feet to the centerline of the Grand Valley Canal, 2) S82°05'51E along the centerline of said canal a distance of 72.66 feet, 3) along the Eastern Boundary line of said parcel of land as described in Reception Number 3049398 S00°09'09"W a distance of 615.05 feet to the Southeast Corner of said Parcel, 4) S00°09'09"W a distance of 30.00 feet to the Point of Beginning.

Said Property comprising 48,954 square feet or 1.12 Acres, more or less, is hereby duly and lawfully zoned R-5 (RESIDENTIAL – 5 DWELLING UNITS PER ACRE).

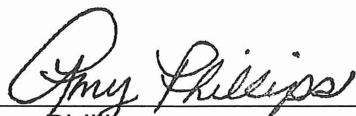
INTRODUCED on first reading this 3rd day of May 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 17th day of May 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. 5152 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of May 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 17th day of May 2023, at which Ordinance No. 5152 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 19th day of May 2023.



City Records Manager

Published: May 05 2023
Published: May 17, 2023
Effective: June 18, 2023

