

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3952

**AN ORDINANCE ZONING THE CLYMER ANNEXATION TO RSF-2,
RESIDENTIAL SINGLE FAMILY WITH A DENSITY
NOT TO EXCEED TWO UNITS PER ACRE**

LOCATED AT 182 27 ROAD

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Clymer Annexation to RSF-2, Residential Single Family not to exceed two units per acre, zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-2 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned Residential Single Family with a density not to exceed two units per acre.

CLYMER ANNEXATION

A certain parcel of land located in the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 36 and assuming the West line of the NW 1/4 NW 1/4 of said Section 36 to bear N00°07'02"W with all bearings contained herein relative thereto; thence N00°07'02"W along the West line of the N1/4 NW 1/4 of said Section 36, a distance of 308.98 feet; thence N42°40'16"E along the Northerly right of way of 27 Road, as shown on the plat of Sierra Vista

Subdivision, recorded in Plat Book 12, Page 115 of the Mesa County, Colorado public records, a distance of 7.36 feet; thence S00°07'02"E along a line being 5.00 feet East of and parallel with the West line of the NW 1/4 NW 1/4 of said Section 36 a distance of 278.41 feet; thence N90°00'00"E a distance of 58.33 feet; thence N44°18'52"E a distance of 113.14 feet; thence N56°23'21"E a distance of 87.34 feet; thence N43°09'46"E a distance of 90.66 feet; thence N60°40'06"E a distance of 145.35 feet; thence N42°38'45"E a distance of 54.76 feet; thence S47°21'15"E a distance of 5.00 feet; thence S42°38'45"W a distance of 55.55 feet; thence S60°40'06"W a distance of 145.37 feet; thence S43°09'46"W a distance of 90.47 feet; thence S56°23'21"W a distance of 87.39 feet; thence S44°18'52"W a distance of 113.40 feet; thence S62°03'45"W a distance of 42.07 feet; thence S20°30'24"W a distance of 27.54 feet; thence N75°45'45"W a distance of 20.10 feet to a point on the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 36; thence N00°00'42"E along the West line of the SW 1/4 NW 1/4 of said Section 36 a distance of 8.63 feet to the Point of Beginning. Containing 0.13 Acres (5,620 Sq. Ft.), more or less, as described.

AND ALSO, A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 36 and assuming the West line of the NW 1/4 NW 1/4 of said Section 36 to bear N00°07'02"W with all bearings contained herein relative thereto; thence N00°07'02"W along the West line of the NW 1/4 NW 1/4 of said Section 36, a distance of 308.98 feet; thence N42°40'16"E along the Northerly right of way of 27 Road, as shown on the plat of Sierra Vista Subdivision, recorded in Plat Book 12, Page 115 of the Mesa County, Colorado public records, a distance of 7.36 feet to the Point of Beginning; thence continuing along the Northerly right of way of said 27 Road the following two (2) courses: N42°40'16"E a distance of 264.17 feet; thence 52.86 feet along the arc of a 70.00 foot radius curve concave Northwest, having a central angle of 43°15'52" and a chord bearing N21°02'20"E a distance of 51.61 feet to a point on the Westerly extension of the North line of Lot 1, Block Five, of said Sierra Vista Subdivision; thence N89°28'13"E along said North line a distance of 477.26 feet; thence S88°31'07"E along a portion of the Southerly line of Lot 6, Block Five, a distance of 79.02 feet to the Southeast corner of said Lot 6; thence N41°38'28"E a distance of 151.01 feet; thence N72°20'40"E a distance of 91.08 feet; thence N89°03'03"E a distance of 235.30 feet to the Southeast corner of Lot 11, of said Block Five; thence S64°17'24"E a distance of 66.70 feet; thence N88°26'22"E a distance of 18.62 feet; thence S79°56'48"W a distance of 19.98 feet; thence N80°18'40"W a distance of 82.51 feet; thence S86°57'37"W a distance of 132.74 feet; thence S75°24'03"W a distance of 55.73 feet; thence S76°51'17"W a distance of 60.59 feet; thence S57°58'10"W a distance of 104.70 feet; thence

S38°44'10"W a distance of 89.12 feet; thence S70°30'23"W a distance of 41.01 feet; thence N84°25'46"W a distance of 56.20 feet; thence S37°53'33"W a distance of 96.62 feet; thence S49°19'20"W a distance of 98.31 feet; thence N89°17'51"W a distance of 29.69 feet; thence S59°57'41"W a distance of 75.71 feet; thence N47°21'15"W a distance of 5.00 feet; thence S42°38'45"W a distance of 54.76 feet; thence S60°40'06"W a distance of 145.35 feet; thence S43°09'46"W a distance of 90.66 feet; thence S56°23'21"W a distance of 87.34 feet; thence S44°18'52"W a distance of 113.14 feet; thence N90°00'00"W a distance of 58.33 feet; thence N00°07'02"W along a line being 5.00 feet East of and parallel with the West line of the NW 1/4 NW 1/4 of said Section 36 a distance of 278.41 feet to the Point of Beginning. Containing 4.45 Acres (194,012 Sq. Ft.), more or less, as described.

Introduced on first reading this 2nd day of August, 2006 and ordered published.

ADOPTED on second reading this 16th day of August, 2006.

ATTEST:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk