

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5160

**AN ORDINANCE ZONING MUSTANG RIDGE ANNEXATIONS 1, 2 AND 3
TO R-4 (RESIDENTIAL 4 UNITS PER ACRE) ZONE DISTRICT**

LOCATED ON PROPERTY AT 880 26 ½ ROAD

Recitals:

The property owner has petitioned to annex 2.714 acres into the City limits. The annexation is referred to as the Mustang Ridge 1, 2 and 3 Annexation.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended zoning the Mustang Ridge 1, 2 and 3 Annexation consisting of 2.714 acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential 4 units per acre) 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 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-4 (Residential 4 units 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:

ZONING FOR THE MUSTANG RIDGE 1, 2 AND 3 ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned R-4 as follows:

Mustang Ridge Annexation 1:

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;

Thence S00°02'25"W a distance of 598.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *CROWE ANNEXATION, ORDINANCE No. 3235*, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 1*;

Thence along the southerly line of said *CROWE ANNEXATION* S89°57'35"E a distance of 30.00 feet to the easterly Right-of-Way of 26.5 Road;

Thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 1.00 foot;

Thence leaving said easterly Right-of-Way N89°57'35"W a distance of 29.50 feet;

Thence S00°02'25"W a distance of 119.00 feet; Thence N89°57'35"W a distance of 1.00 foot;

Thence N00°02'25"E a distance of 119.00 feet; Thence N89°57'35"W a distance of 29.50 feet to a point on the westerly Right-of-Way of 26 1/2 Road;

Thence N00°02'25"E along said westerly Right-of-Way, a distance of 1.00 foot; to a point on said southerly boundary of *CROWE ANNEXATION, ORDINANCE No. 3235*;

Thence along said southerly line, S89°57'35"E a distance of 30.00 feet to the Point of Beginning.

Said Parcel being comprised of 179 Square Feet or 0.004 Acres, more or less.

Mustang Ridge Annexation 2:

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;

Thence S00°02'25"W a distance of 718.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 1*, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 2*;

Thence along the southerly line of said *MUSTANG RIDGE ANNEXATION No. 1* S89°57'35"E a distance of 0.50 feet; t

Thence along the easterly line of said annexation N00°02'25"E a distance of 119.00 feet;

Thence along the southerly line of said annexation S89°57'35"E a distance of 29.50 feet to the easterly Right-of-Way of 26.5 Road;

Thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 498.45

feet; Thence leaving said easterly Right-of-Way N89°57'35"W a distance of 60.00 feet to a point on the westerly Right-of-Way of 26 1/2 Road;

Thence N00°02'25"E along said westerly Right-of-Way, a distance of 498.45 feet; to a point on said southerly boundary of *MUSTANG RIDGE ANNEXATION No. 1*;

Thence along said southerly line of said annexation, S89°57'35"E a distance of 29.50 feet;

Thence along said westerly line of said annexation, S00°02'25"W a distance of 119.00 feet;

Thence along the southerly line of said annexation, S89°57'35"E a distance of 0.50 feet to the Point of Beginning.

Said Parcel of land being comprised of 29,788 Square Feet or 0.684 Acres, more or less.

Mustang Ridge Annexation 3:

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;
Thence S00°02'25"W a distance of 1,097.83 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 2*; thence S89°57'35"E along said south line of the annexation a distance of 30.00 feet to a point on the east Right-of-Way of 26 1/2 Road, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 3*;
Thence along the easterly line of said *MUSTANG RIDGE ANNEXATION No.2* N00°02'25"E a distance of 349.45 feet;
Thence leaving said annexation, S89°57'35"E along the southerly line of a parcel of land as described in Reception Number 2141793, for a distance of 514.39 feet;
Thence along the following seven (7) courses of a Boundary Line Agreement, Reception Number 3048031:
S42°52'35"W a distance of 55.14 feet; S56°39'06"W a distance of 33.91 feet;
S67°39'15"W a distance of 100.65 feet; S57°26'34"W a distance of 130.60 feet;
S53°40'43"W a distance of 161.65 feet; S48°25'13"W a distance of 127.34 feet;
S86°30'42"W a distance of 20.16 feet to the Point of Beginning.

Said Parcel of land being comprised of 88,267 Square Feet or 2.026 Acres, more or less is duly and lawfully zoned R-4 (RESIDENTIAL 4 UNITS PER ACRE) ZONE DISTRICT.

INTRODUCED on first reading this 7th day of June, 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of June, 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. 5160 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of June 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 21st day of June 2023, at which Ordinance No. 5160 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 23rd day of June 2023.


Deputy City Clerk

Published: June 9, 2023
Published: June 23, 2023
Effective: July 23, 2023

