

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4039

AN ORDINANCE REZONING THE LOGAN CREEK SUBDIVISION FROM RSF-1 TO RSF-4 LOCATED AT 641 HORIZON DRIVE

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 Logan Creek Subdivision to the RSF-4 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-4 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 RSF-4 (Residential Single Family 4 du/ac).

A PARCEL OF LAND SITUATED IN THE SE1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, FOURSQUARE MINOR SUBDIVISION THEREOF RECORDED ON OCTOBER 28, 1994 IN PLAT BOOK 14 AT PAGE 290 AS RECEPTION NO 1699442 IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE.
SAID PARCEL OF LAND CONTAINING 7.480 ACRES, MORE OR LESS.

TOGETHER WITH: CANAL TRACT A

A PARCEL OF LAND SITUATED IN THE SE1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO; SAID PARCEL BOUNDARY BEING SOUTHERLY OF THE CENTERLINE OF THE GRAND VALLEY HIGHLINE CANAL, WESTERLY OF HORIZON DRIVE, EASTERLY OF 26 1/2 ROAD, NORTHERLY OF LOT 1, FOUR SQUARE SUBDIVISION THEREOF RECORDED AS RECEPTION NO. 1699442 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 2; THENCE S00°01'20"W ALONG THE WESTERLY BOUNDARY OF SAID SE 1/4 A DISTANCE OF 311.26 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY S89°44'00"E A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF 26 1/2 ROAD SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, FOURSQUARE SUBDIVISION RECORDED OCTOBER 28, 1994 AS RECEPTION NO.1699442 IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE, THE POINT OF BEGINNING; THENCE N00°01'20"E A DISTANCE OF 42.89 FEET TO A POINT IN THE CENTERLINE OF GRAND VALLEY HIGHLINE CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:

- 1). S87°13'45"E A DISTANCE OF 69.89 FEET
- 2). N89°50'41"E A DISTANCE OF 143.70 FEET
- 3). N89°15'23"E A DISTANCE OF 244.92 FEET
- 4). N89°23'42"E A DISTANCE OF 223.79 FEET
- 5). N87°57'00"E A DISTANCE OF 187.62 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED AT BOOK 3695 PAGE 712 IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- 1). N87°50'12"E A DISTANCE OF 162.94 FEET
- 2). S77°31'18"E A DISTANCE OF 17.48 FEET
- 3). S76°48'39"E A DISTANCE OF 69.51 FEET
- 4). S63°08'07"E A DISTANCE OF 63.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF HORIZON DRIVE AS RECORDED AT BOOK 3604, PAGE 460 IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,096.30 FEET AND A CENTRAL ANGLE OF 2°31'13", A DISTANCE OF 48.22 FEET (CHORD BEARS S38°19'02"W A DISTANCE OF 48.22 FEET) TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES:

- 1). N57°52'19"W A DISTANCE OF 49.98 FEET
- 2). N77°09'25"W A DISTANCE OF 57.91 FEET
- 3). N87°04'30"W A DISTANCE OF 59.57 FEET
- 3). S85°38'44"W A DISTANCE OF 240.53 FEET
- 4). N89°44'00"W A DISTANCE OF 745.60 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 1.194 ACRES, MORE OR LESS.

TOGETHER WITH: CANAL TRACT B

A PARCEL OF LAND SITUATED IN THE SE1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO; SAID PARCEL BOUNDARY BEING EASTERLY OF HORIZON DRIVE, NORTHERLY OF LOT 3, FOUR SQUARE SUBDIVISION THEREOF RECORDED AS RECEPTION NO. 1699442, SOUTHERLY OF THE CENTERLINE OF THE GRAND VALLEY HIGHLINE CANAL AND WESTERLY

OF THE CENTERLINE OF THE INDEPENDENT RANCHMEN'S DITCH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 AS RECORDED AT SAID RECEPTION NO. 1699442; THENCE S57°52'19"E A DISTANCE OF 90.71 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID HORIZON DRIVE, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID LOT 3, THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,186.31 FEET AND A CENTRAL ANGLE OF 2°08'30", A DISTANCE OF 44.34 FEET (CHORD BEARS N37°56'19"E A DISTANCE OF 44.34 FEET) TO A POINT IN THE CENTERLINE OF SAID GRAND VALLEY HIGHLINE CANAL; THENCE LEAVING SAID RIGHT-OF-WAY S56°17'19"E ALONG SAID CENTERLINE A DISTANCE OF 84.15 FEET TO A POINT IN THE CENTERLINE OF SAID INDEPENDENT RANCHMEN'S DITCH; THENCE LEAVING SAID CENTERLINE OF THE GRAND VALLEY HIGHLINE CANAL S22°48'29"W ALONG SAID CENTERLINE OF THE INDEPENDENT RANCHMEN'S DITCH A DISTANCE OF 42.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 3; THENCE LEAVING SAID CENTERLINE N57°52'19"W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 95.47 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.088 ACRES, MORE OR LESS.

CONTAINING 8.762 Acres (381,672 Sq. Ft.), more or less, as described.

INTRODUCED on first reading the 21st day of February, 2007 and ordered published.

ADOPTED on second reading the 7th day of March, 2007.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk