

ORDINANCE NO. 4078

**AN ORDINANCE ZONING THE RIVER BEND ANNEXATION TO
R-8**

LOCATED SOUTH OF DRY FORK WAY, CRYSTAL DRIVE AND SUNNYSIDE CIRCLE

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 River Bend Annexation to the R-8 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 R-8 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 R-8 (Residential 8 du/ac).

RIVER BEND ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, Block Four of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the East line of said River Bend to bear S00°10'47"W with all bearings contained herein relative thereto; thence S00°10'47"W, along said East line a distance of 160.00 feet to the Southeast corner of Lot 2 of said River Bend; thence N89°53'44"W along the South line of said Lot 2 a distance of 98.72 feet to the Southwest corner and a point on the East line of Yampa Way; thence along the East line of said Yampa Way 70.74 feet along the arc of a 67.00 foot radius curve concave Northwest, having a central angle of 60°29'33" and a chord bearing S59°51'30"W a distance of 67.50 feet to the Northeast corner of Lot 5 of said River Bend; thence N00°06'16"E a distance of 34.00 feet to a point on the North line of said Yampa Way; thence N89°53'44"W along said North line a distance of 125.04 feet to the Southwest corner of Lot 9 of Block Three of said River Bend; thence N00°10'56"E along the West line of said Lot 9 a distance of

80.00 feet to the Northwest corner of said Lot 9; thence S89°53'44"E along the North line of said Lot 9 a distance of 78.00 feet to the Northeast corner of said Lot 9; thence N00°10'56"E along the West line of Lot 1 of said Block Three a distance of 80.00 feet to the Northwest corner and a point on the South line of Sweetwater Avenue; thence S89°53'44"E along said South line a distance of 204.06 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 0.93 acres (40,298 square feet), more or less, as described.

RIVER BEND ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 9 of Block Two of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the North line of said Lot 9 to bear S89°53'44"E with all bearings contained herein relative thereto; thence S00°06'16"W along the East line of said Lot 9 and it's continuation a distance of 114.00 feet to a point on the South line of Sweetwater Avenue; thence S89°53'44"E along said South line a distance of 38.51 feet to the Northeast corner of Lot 2 of Block Three of said River Bend; thence S00°10'56"W along the East line of said Lot 2 a distance of 80.00 feet to the Southeast corner of said Lot 2; thence N89°53'44"W along the South line of said Lot 2 a distance of 78.00 feet to the Northeast corner of Lot 8 of said Block Three; thence S00°10'56"W along the East line of said Lot 8 a distance of 80.00 to the Southeast corner and a point on the North line of Yampa Way; thence S89°53'44"E along the North line of said Yampa way a distance of 125.04 feet; thence S00°06'16"W a distance of 34.00 feet to the Northeast corner of Lot 5 of Block Four of said River Bend and a point on the South line of said Yampa Way; thence along the South line of said Yampa Way the following three courses: (1) N89°53'44"W a distance of 223.28 feet; (2) 171.49 feet along the arc of a 1635.49 foot radius curve concave North, having a central angle of 06°00'28" and a chord bearing S86°53'30"E a distance of 171.41 feet; (3) N83°53'17"W a distance of 136.92 feet to the Northeast corner of Lot 11 of said Block Four; thence N06°06'43"E a distance of 34.00 feet to a point on the North line of said Yampa Way; thence S83°53'17"E along said North line a distance of 49.49 feet to the Southeast corner of Lot 1 of Block Five of said River Bend; thence N06°06'43"E along the East line of said Lot 1 a distance of 110.50 feet to the Northeast corner of said Lot 1; thence N83°53'17"W along the North line of said Lot 1 a distance of 88.49 feet to the Northwest corner of said Lot 1; thence N08°06'43"E along the West line of Tract D a distance of 191.49 feet to the Northwest corner of said Tract D; thence S81°53'17"E along the North line of said Tract D a distance of 32.88 feet to a point on the West line of Crystal Drive; thence N81°00'16"E a distance of 50.00 feet to a point on the East line of said Crystal Drive; thence along said East line 84.95 feet along the arc of a 651.28 foot radius curve concave East, having a central angle of 07°28'23" and a chord bearing S15°00'21"E a distance of 84.89 feet to

the Northwest corner of Lot 12 of Block Two of said River Bend; thence N70°06'43"E along the North line of said Lot 12 a distance of 75.74 feet to the Southeast corner of Lot 13 of said Block Two; thence S89°53'44"E along the North line of Lots 9 through 12, inclusive, of said Block Two a distance of 267.00 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 3.13 acres (136,371 square feet), more or less, as described.

RIVER BEND ANNEXATION NO. 3

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 13 of Block Four of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the West line of said River Bend to bear N00°00'35"E with all bearings contained herein relative thereto; thence N00°00'35"E along West line a distance of 360.50 feet to the Northwest corner of Lot 16 of said Block Four; thence S89°59'25"E along the North line of said Lot 16 a distance of 70.00 feet; thence S81°53'20"E along said North line a distance of 87.94 feet to a point on the West line of Sunnyside Circle; thence S55°48'44"E a distance of 37.85 feet to the Northwest corner of Lot 3 of Block Five of said River Bend also being a point on the East line of said Sunnyside Circle; thence S81°53'17"E along the North line of said Lot 3 a distance of 109.47 feet to the Northwest corner of Tract D; thence S08°06'43"W along the West line of Tract D a distance of 191.49 feet to the Northwest corner of Lot 1 of said Block Five; thence S83°53'17"E along the North line of said Lot 1 a distance of 88.49 feet to the Northeast corner of said Lot 1; thence S06°06'43"W along the East line of said Lot 1 a distance of 110.50 feet to the Southeast corner of said Lot 1 and also being a point on the North line of Yampa Way; thence N83°53'17"W along said North line a distance of 49.49 feet; thence S06°06'43"W a distance of 34.00 feet to a point on the South line of said Yampa Way; thence N83°53'17"W along said South line a distance of 10.00 feet; thence along said South line 136.40 feet along the arc of a 171.51 foot radius curve concave Northeast, having a central angle of 45°34'02" and a chord bearing S61°06'16"E a distance of 132.83 feet to a point being the Northeast corner of Lot 13 of said Block Four; thence S22°06'43"W along the East line of said Lot 13 a distance of 42.35 feet to the Southeast corner of said Lot 13; thence N89°59'25"W along the South line of said Lot 13 a distance of 151.00 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 2.41 acres (105,103 square feet), more or less, as described.

Introduced on first reading this 18th day of April, 2007 and ordered published.

ADOPTED on second reading this 2nd day of May, 2007.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk