

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4130

**AN ORDINANCE ZONING THE RIM VIEW ESTATES ANNEXATION TO
R-4 (RESIDENTIAL, 4 UNITS PER ACRE)**

LOCATED AT 595 21 1/8 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 Rim View Estates Annexation to the R-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 R-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 R-4 (Residential, 4 units per acre)

RIM VIEW ESTATES ANNEXATION

A certain parcel of land located in the South Half (S1/2) of Section 15 and The North Half (N 1/2) of Sections 22 and 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the Northeast corner of said Section 22 and assuming the Northerly line of the Northeast Quarter (NE 1/4) of said Section 22 to bear S89°26'44"E with all bearings contained herein relative thereto; thence S89°34'19"E along the Northerly line of the Northwest Quarter (NW 1/4) of said Section 23 a distance of 509.28 feet; thence S00°32'41"W along the Westerly line of Blossom Hill Estates and its Northerly projection, recorded in Plat Book 11, Page 25 of the Mesa County, Colorado public records, a distance of 577.56 feet to the Southwest corner of Lot 4 of said Blossom Hill Estates; thence S89°52'41"W a distance of 25.00 feet; thence N00°32'41"E along the Westerly right of way of 21 1/8 Road as dedicated on said Blossom Hills Estates a distance of 31.20 feet; thence N89°50'19"W a distance of 338.93 feet to a point on the Easterly line of Retherford Estates, recorded in Book 3890, Page 578 of the Mesa

County, Colorado public records; thence N00°42'55"E along the Easterly line of said Retherford Estates and the Northerly projection thereof, a distance of 546.18 feet; thence N89°34'19"W along a line being 2.00 feet South of and parallel with the Northerly line of the NW 1/4 of said Section 23 a distance of 146.99 feet; thence S89°47'50"W a distance of 1125.49 feet; thence 668.50 along the arc of a 722.00 foot radius curve concave Northeast, having a central angle of 53°03'02" and a chord bearing N63°35'05"W a distance of 644.88 feet; thence N37°06'43"W along a line being 2.00 feet South of and parallel with the Southerly line of Page Annexation No.3, Ordinance No. 4084, City of Grand Junction, a distance of 602.20 feet; thence continuing along said line 79.90 feet along the arc of a 1415.00 foot radius curve concave southwest, having a central angle of 03°14'07" and a chord bearing N38°09'20"W a distance of 79.89' feet; thence N50°13'36"E a distance of 2.00 feet to a point on the Northerly line of said Page Annexation No. 3; thence along the Northerly line of said Page Annexation No. 3, 80.00 feet along the arc of a 1417.00 foot radius curve concave Southwest, having a central angle of 03°14'06", and a chord bearing S38°09'21"E a distance of 79.99 feet; thence S37°06'43"E continuing along the Northerly line of said Page Annexation No. 3 a distance of 602.19 feet; thence 666.65 feet along the arc of a 720.00 foot radius curve, concave Northeast, having a central angle of 53°03'01" and a chord bearing S63°35'05"E a distance of 643.09 feet; thence N89°47'50"E a distance of 1125.50 feet to the Point of Beginning.

Said parcel contains 4.70 acres (204,759 square feet), more or less, as described.

Introduced on first reading this 17th day of October, 2007 and ordered published.

ADOPTED on second reading this 5th day of November, 2007.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk