

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5259

AN ORDINANCE ZONING DIXON ANNEXATION TO RL-4 (RESIDENTIAL LOW - 4) ZONE DISTRICT FROM MESA COUNTY RSF-2 (RESIDENTIAL SINGLE FAMILY – 2 DISTRICT)

THE DIXON ANNEXATION IS LOCATED AT 2019 SOUTH BROADWAY, GRAND JUNCTION, COLORADO BEING COMPRISED OF APPROXIMATELY 2.89 ACRES

Recitals:

The property owners have petitioned to annex their 2.89 acres into the City limits. The annexation is referred to as the "Dixon Annexation".

After public notice and public hearing as required by the Grand Junction Zoning & Development Code (Code), the Grand Junction Planning Commission recommended zoning the Dixon Annexation RL-4 (Residential Low – 4) from County RSF-2 (Residential Single Family – 2) finding that the City RL-4 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conforms with land uses located in the surrounding area.

After notice and public hearing, the Grand Junction City Council finds that the RM-8 (Residential Medium – 8) zone district, is in conformance with at least one of the stated criteria of Section 21.02.050(l)(3)(ii) 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:

The foregoing Recitals are incorporated herein and therefore that the DIXON ANNEXATION, comprised of the following parcel in the City of Grand Junction Colorado is hereby duly and lawfully zoned RL-4 as described and depicted as follows:

DIXON ANNEXATION

**Perimeter Boundary Legal Description
EXHIBIT A**

Dixon Annexation Legal Description

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing 126,084 square feet or 2.89 acres, more or less.

INTRODUCED on first reading this 19th day of March 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 16th day of April, 2025 and ordered published in pamphlet form.



Abram Herman
President of the City Council



ATTEST:



Selestina Sandoval
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5259 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19th day of March 2025 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 day of the 16th of April 2025, at which Ordinance No. 5259 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 21st day of April 2025.


Deputy City Clerk

Published: March 22, 2025

Published: April 19, 2025

Effective: May 19, 2025

