

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4367

**AN ORDINANCE ZONING THE PEIFFER ANNEXATION TO
R-2 (RESIDENTIAL 2 DU/ACRE)**

LOCATED AT 2454 BELLA PAGO 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 Peiffer Annexation to the R-2 (Residential 2 dwelling units per acre) 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-2 (Residential 2 dwelling units per acre) 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-2 (Residential 2 dwelling units per acre):

A parcel of land in the E 1/2 of the NW 1/4 and the W 1/2 of the NE 1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at a point on the West line of Country Club Park Subdivision, from which point the 1/4 corner of said Section 21 and Section 16 bears N 19°56'12" W, 1260.80 feet and S 89°31'51" E, 230.00 feet; thence along the said West line S 19°56'12" E, 331.51 feet to the North right-of-way of Bella Pago Drive; thence along said right-of-way the following 3 courses:

- 1) N 67°01'42" W, 139.37 feet;
- 2) along a curve to the left having a radius of 114.38 feet, a central angle of 79°59'03", a length of 159.68 feet, the chord of which bears S 72°58'47" W, 147.02 feet;
- 3) S 32°59'15" W, 28.79 feet;

thence leaving said right-of-way along the boundary of Ridge Point – Filing 1 the following 4 courses:

- 1) N 27°48'16" W, 81.73 feet;
- 2) N 11°34'38" W, 116.24 feet;
- 3) N 17°28'04" E, 190.91 feet;

S 75°59'13" E, 181.07 feet to the point of beginning.

CONTAINING 1.76 Acres (76,665.6 Sq. Ft.), more or less, as described.

INTRODUCED on first reading the 13th day of July 2009 and ordered published.

ADOPTED on second reading the 3rd day of August 2009.

ATTEST:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk