

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4439

**AN ORDINANCE ZONING THE CRIS-MAR ENCLAVE ANNEXATION
TO R-5 (RESIDENTIAL 5 DU / AC)**

LOCATED NORTH AND SOUTH OF F ROAD AND EAST OF 29 ROAD

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Cris-Mar Enclave Annexation to the R-5 (Residential 5 du/ac) zone district, finding conformance with the recommended land use category as shown on the Future Land Use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-5 (Residential 5 du/ac) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following property be zoned R-5 (Residential 5 du/ac):

CRIS-MAR ENCLAVE ANNEXATION

A certain enclaved parcel of land lying in the West-Half (W 1/2) of Section 5 and the Northwest Quarter (NW 1/4) of Section 8, all in Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the enclaved lands bounded by the following City of Grand Junction Annexations:

1. Cloverglenn Annexation, Ordinance No. 3727, recorded in Book 3853, Page 663, Public Records of Mesa County, Colorado
2. Darla Jean Annexations No. 1 and No. 2, Ordinance No. 2774, recorded in Book 2103, Page 772, Public Records of Mesa County, Colorado
3. Marchun Annexation No. 1, Ordinance No. 3556, recorded in Book 3456, Page 155, Public Records of Mesa County, Colorado
4. Marchun Annexation No. 2, Ordinance No. 3557, recorded in Book 3456, Page 158, Public Records of Mesa County, Colorado and

5. North Meadows Annexation, Ordinance No. 2564, recorded in Book 1888, Page 794, Public Records of Mesa County, Colorado.

LESS HOWEVER, all public rights of way depicted on the Cris-Mar Enclave Annexation map.

CONTAINING 3,775,660 Square Feet or 86.68 Acres, more or less, as described.

INTRODUCED on first reading the 4th day of October, 2010 and ordered published.

ADOPTED on second reading the 18th day of October, 2010.

ATTEST:

/s/: Teresa A. Coons
President of the Council

/s/: Stephanie Tuin
City Clerk