

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4473**

**AN ORDINANCE ZONING THE HATCH ANNEXATION  
TO R-12, (RESIDENTIAL – 12 DU/AC) AND B-1, (NEIGHBORHOOD BUSINESS)**

**LOCATED AT 2063 S. BROADWAY**

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 Hatch Annexation to the R-12, (Residential – 12 du/ac) and the B-1, (Neighborhood Business) zone district finding that it conforms 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 generally compatible with land uses located in the surrounding area. The zone districts meet the criteria found in Sections 21.02.140 and Section 21.02.160 of the Grand Junction Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-12, (Residential – 12 du/ac) and the B-1, (Neighborhood Business) zone districts are in conformance with the stated criteria of Sections 21.02.140 and Section 22.02.160 of the Grand Junction Zoning and Development Code.

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

**HATCH ANNEXATION**

The following property be zoned R-12, (Residential – 12 du/ac).

That real property being a portion of all of Replat of The Fairway, EXCEPT Lots 1-6 and Tract A of Block One, as recorded at Plat Book 13, Page 243, Mesa County records and an unplatted parcel being located in part of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 Section 27, whence the Northeast corner of said NW 1/4 NE 1/4 Section 27 bears South 88°20'02" East, a distance of 1329.43 feet for a basis of bearings, with all bearings contained herein relative thereto; thence, along the North line of said NW 1/4 NE 1/4 Section 27, South 88°20'02" East, a distance of 292.86 feet; thence South 00°03'39" East, a distance of 4.00 feet; thence North 89°44'02" West, a distance of 15.09 feet to the POINT OF BEGINNING; thence South 00°15'58" West, a distance of 119.31 feet; thence North 89°44'02" West, a distance of 12.56 feet; thence South 28°43'43" West, a distance of 45.24 feet; thence North 90°00'00" West, a distance of 24.51 feet; thence South 00°00'00" East, a distance of 26.56 feet; thence South 28°02'14" West, a distance of 82.36 feet; thence South 21°56'58" West, a distance of 87.46 feet; thence North 68°03'02" West, a distance of

138.21 feet; thence North 00°14'58" East, a distance of 121.69 feet; thence South 89°44'02" East, a distance of 70.55 feet; thence along a non-tangent curve to the right, having a delta angle of 04°28'40", a radius of 212.58 feet, an arc length of 16.61 feet, a chord length of 16.61 feet, and a chord bearing of North 11°28'32" East; thence with a reverse curve to the left, having a delta angle of 13°26'54", a radius of 188.58 feet, an arc length of 44.26 feet, a chord length of 44.16 feet, and a chord bearing of North 06°59'25" East; thence North 00°15'58" East, a distance of 70.00 feet; thence along a curve to the right, having a delta angle of 90°00'03", a radius of 37.00 feet, an arc length of 58.12 feet, a chord length of 52.33 feet, and a chord bearing of North 45°16'00" East; thence South 89°44'02" East, a distance of 141.71 feet to the POINT OF BEGINNING.

Said parcel having an area of 1.232 Acres, as described.

The following property be zoned B-1, (Neighborhood Business).

That real property being a portion of all of Replat of The Fairway, EXCEPT Lots 1-6 and Tract A of Block One, as recorded at Plat Book 13, Page 243, Mesa County records and an unplatted parcel being located in part of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 Section 27, whence the Northeast corner of said NW 1/4 NE 1/4 Section 27 bears South 88°20'02" East, a distance of 1329.43 feet for a basis of bearings, with all bearings contained herein relative thereto; thence, along the North line of said NW 1/4 NE 1/4 Section 27, South 88°20'02" East, a distance of 292.86 feet to the POINT OF BEGINNING; thence South 88°20'02" East, a distance of 390.02 feet, along the North line of said NW 1/4 NE 1/4 Section 27, to a point on the centerline of the Redlands Mesa 2nd Lift Canal; thence along the centerline of said Redlands Mesa 2nd Lift Canal the following twenty-two (22) courses: (1) thence South 19°03'29" West, a distance of 6.62 feet; (2) thence along a curve to the right, having a delta angle of 10°07'54", a radius of 50.00 feet, an arc length of 8.84 feet, a chord length of 8.83 feet, and a chord bearing of South 24°07'17" West; (3) thence South 29°11'05" West, a distance of 23.17 feet; (4) thence along a curve to the right, having a delta angle of 7°15'17", a radius of 75.00 feet, an arc length of 9.50 feet, a chord length of 9.49 feet, and a chord bearing of South 32°48'38" West; (5) thence South 36°26'11" West, a distance of 18.10 feet; (6) thence along a curve to the right, having a delta angle of 03°27'01", a radius of 240.00 feet, an arc length of 14.45 feet, a chord length of 14.45 feet, and a chord bearing of South 38°09'41" West; (7) thence South 39°53'12" West, a distance of 73.37 feet; (8) thence along a curve to the left, having a delta angle of 03°04'57", a radius of 240.00 feet, an arc length of 12.91 feet, a chord length of 12.91 feet, and a chord bearing of South 38°20'43" West; (9) thence South 36°48'15" West, a distance of 28.54 feet; (10) thence along a curve to the left, having a delta angle of 06°54'26", a radius of 125.00 feet, an arc length of 15.07 feet, a chord length of 15.06 feet, and a chord bearing of South 33°21'01" West; (11) thence South 29°53'48" West, a distance of 32.78 feet; (12) thence along a curve to the left, having a delta angle of 03°59'19", a radius of 200.00 feet, an arc length of 13.92 feet, a chord length of 13.92 feet, and a chord bearing of South 27°54'11" West; (13) thence South 25°54'34" West, a distance of 35.54 feet; (14) thence along a curve to the


left, having a delta angle of 02°04'48", a radius of 100.00 feet, an arc length of 3.63 feet, a chord length of 3.63 feet, and a chord bearing of South 24°52'08" West; (15) thence South 23°49'41" West, a distance of 115.73 feet; (16) thence South 23°04'27" West, a distance of 35.45 feet; (17) thence along a curve to the left, having a delta angle of 04°30'58", a radius of 50.00 feet, an arc length of 3.94 feet, a chord length of 3.94 feet, and a chord bearing of South 20°48'57" West; (18) thence South 18°33'27" West, a distance of 32.34 feet; (19) thence along a curve to the left, having a delta angle of 18°28'19", a radius of 30.00 feet, an arc length of 9.67 feet, a chord length of 9.63 feet, and a chord bearing of South 09°19'11" West; (20) thence South 00°04'54" West, a distance of 13.57 feet; (21) thence along a non-tangent curve to the left, having a delta angle of 12°14'47", a radius of 30.00 feet, an arc length of 6.41 feet, a chord length of 6.40 feet, and a chord bearing of South 09°07'50" East; (22) thence South 18°20'35" East, a distance of 5.51 feet; thence North 68°03'02" West, a distance of 325.93 feet; thence North 21°56'58" East, a distance of 87.46 feet; thence North 28°02'14" East, a distance of 82.36 feet; thence North 00°00'00" East, a distance of 26.56 feet; thence North 90°00'00" East, a distance of 24.51 feet; thence North 28°43'43" East, a distance of 45.24 feet; thence South 89°44'02" East, a distance of 12.56 feet; thence North 00°15'58" East, a distance of 119.31 feet; thence South 89°44'02" East, a distance of 15.09 feet; thence North 00°03'39" West, a distance of 4.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 3.163 Acres, as described.

**INTRODUCED** on first reading the 6<sup>th</sup> day of July, 2011 and ordered published in pamphlet form.

**ADOPTED** on second reading the 20<sup>th</sup> day of July 2011 and ordered published in pamphlet form.

ATTEST:

  
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City Clerk

  
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President of the Council