**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4669**

**AN ORDINANCE ZONING THE RODGERS ANNEXATION**

**TO R-4 (RESIDENTIAL 4 DU/AC)**

**LOCATED AT 2075 SOUTH BROADWAY**

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 Rodgers Annexation to the R-4 (Residential 4 du/ac) zone district, finding that it conforms with the Blended Residential category of Residential Low as shown on the Blended Residential Category 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. Reaching the density of the R-4 zone will not be possible unless additional right-of-way is obtained as City of Grand Junction’s standards for traffic and engineering will only allow one access for a single-family residence onto South Broadway. It is possible to develop one single-family residence on the property in the R-4 zone. If additional access becomes available, the greater density allowed under the R-4 zone is appropriate for this area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential 4 du/ac) zone district is in conformance with the stated criteria 2, 4 and 5 of Sections 21.02.140 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 shall be zoned R-4 (Residential 4 du/ac):

A certain parcel of land lying in the East-half of the Northeast Quarter (E 1/2 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 19, The Seasons at Tiara Rado Filing No. 4, as same is recorded in Plat Book 14, Page 221, Public Records of Mesa County Colorado and assuming the West line of the E 1/2 NE 1/4 of said Section 27 bears N 00°46’55” W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°46’55” W, along the West line of the E 1/2 NE 1/4 of said Section 27, a distance of 541.89 feet; thence S 88°50’57” E, a distance of 75.13 feet; thence Southerly and Southeasterly along a line being described in a Boundary Line Agreement, as same is recorded in Book 5680, Page 607, the following four (4) courses:

1. S 00°00’00” W, a distance of 102.60 feet; thence
2. S 28°15’00” E, a distance of 189.26 feet; thence
3. S 18°44’00” E, a distance of 193.90 feet; thence
4. S 30°12’00” E, a distance of 101.59 feet; thence departing said line,

N 89°54’43” W, along the North line of The Seasons at Tiara Rado Filing No. 4, a distance of 270.68 feet, more or less, to the Point of Beginning.

CONTAINING 83,825 Square Feet or 1.924 Acres, more or less, as described.

Introduced on first reading this 1st day of July, 2015 and ordered published in pamphlet form.

Adopted on second reading this 15th day of July, 2015 and ordered published in pamphlet form.

ATTEST:

/s/ Stephanie Tuin /s/ Phyllis Norris

City Clerk Mayor