

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2696

Ordinance Zoning Country Club Heights Annexation

Recitals.

The property known as Country Club Heights Annexation, more particularly described on Exhibit A, attached and incorporated herein by reference, was annexed to the City by Ordinance No. 2686, and requires a City zoning designation be applied to the property. The property was zoned County R-1-B with a density of 2 units per acre. Surrounding uses and zones are residential with densities up to 2.24 units per acre.

After public notice and public hearing as required by the Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the zone of annexation to RSF-2 with a density of 2 units per acre.

The City Council has determined that the requested zoning is in conformance with the stated criteria of Section 4-4-4 and Section 4-11 of the Zoning and Development Code.

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

The property described on Exhibit A is hereby zoned RSF-2 (Residential Single Family, two units per acre).

Introduced on first reading this 16th day of June, 1993.

PASSED and ADOPTED on second reading this 7th day of July, 1993.

Theobald
ATTEST:

/s/ Reford C.
Mayor

/s/ Stephanie Nye
City Clerk

COUNTRY CLUB HEIGHTS ANNEXATION:

A tract of land situated in the E1/2 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being more particularly described as follows:

Beginning at the E1/4 Corner of said Section 35; thence S00°11'10"W along the East line of said Section 35 a distance of 1319.17 feet to the Southeast corner of the NE1/4 SE1/4 of said Section 35; thence N89°54'07"W a distance of 1315.11 feet to the Southwest corner of the NE1/4 SE1/4 of said Section 35; thence N00°00'44"W along the West line of the NE1/4 SE1/4 of said Section 35 a distance of 884.82 to the Northwest corner of Peach Hill Subdivision as recorded in Plat Book 12 at Page 137 in the office of the Mesa County Clerk and Recorder; thence S89°40'06"E along the North boundary of Peach Hill Subdivision a distance of 542.80 feet to the Southwest corner of Country Club Heights as recorded in Plat Book 12 at Page 174 in the office of the Mesa County Clerk and Recorder; thence N00°11'10"E along the West boundary of Country Club Heights a distance of 1134.64 feet to a point on the South Right-of-Way of Interstate Highway 70; thence along the South Right-of-Way of Interstate Highway 70 by the following three (3) courses and distances: (1) S88°20'35"E a distance of 257.41 feet; (2) S79°48'35"E a distance of 202.20 feet; (3) S88°20'35"E a distance of 319.01 feet to the East line of said Section 35; thence S00°11'05"W along said East line a distance of 646.97 feet to the Point of Beginning.

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