

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4844

**AN ORDINANCE ZONING THE HOSANNA ANNEXATION
TO R-8 (RESIDENTIAL – 8 DU/AC)**

LOCATED AT 743 24 3/4 ROAD

Recitals

The property owners have requested annexation of the 5.722-acre Un-platted property into the City limits in anticipation of future residential subdivision development

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Hosanna Annexation to the R-8 (Residential – 8 du/ac) zone district respectfully, finding that it conforms with the Residential Medium High (8 – 16 du/ac) 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.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential – 8 du/ac) zone districts are in conformance with at least one of the stated criteria of Section 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:

HOSANNA ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 33, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the Southeast Quarter (SE 1/4) of said Section 33 and assuming the North line of the NW 1/4 SE 1/4 of said Section 33 bears S 89°53'19" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°53'19" E, along the North line of the NW 1/4 SE 1/4 of said Section 33 a distance of 658.53 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°53'19" E, along said North line, a distance of 270.28 feet; thence S 00°06'41" W, a distance of 25.00 feet to a point on the centerline of the existing Grand Valley Canal; thence Southeasterly along the centerline of the Grand Valley Canal the following four (4) courses:

1. S 43°37'30" E, a distance of 36.75 feet,

2. S 41°37'54" E, a distance of 88.95 feet,
3. S 40°40'11" E, a distance of 192.33 feet,
4. S 43°12'52" E, a distance of 27.89 feet, more or less, to a point on the East line of Lot 1, Collins-Baumgartner Subdivision, as same is recorded in Book 4329, Page 69, Public Records of Mesa County, Colorado projected Northerly; thence...

S 00°07'13" E, along the East line of said Lot 1, a distance of 143.93 feet, more or less, to a point being the Northeast corner of Lot 2 of said Collins-Baumgartner Subdivision; thence N 89°54'18" W, along the North line of said Lot 2, a distance of 182.21 feet, more or less, to a point being the Northwest corner of said Lot 2; thence S 04°41'51" W, along the West line of said Lot 2, a distance of 231.92 feet, more or less, to a point on the North line of North Valley Subdivision Filing No. Four, as same is recorded in Plat Book 16, Pages 188 and 189, Public Records of Mesa County, Colorado; thence N 89°54'18" W, along the North line of said North Valley Subdivision Filing No. Four and the South line of said Lot 1, Collins-Baumgartner Subdivision, a distance of 297.24 feet, more or less, to a point being the Southwest corner of said Lot 1; thence N 00°05'05" W, along the West line, and Northerly projection of said Lot 1, a distance of 659.09 feet, more or less, to the Point of Beginning.

CONTAINING 249,266 Square Feet or 5.722 Acres, more or less, as described.

INTRODUCED on first reading this 20th day of March, 2019 and ordered published in pamphlet form.

ADOPTED on second reading this 3rd day of April, 2019 and ordered published in pamphlet form.

ATTEST:

W Winkelman

City Clerk

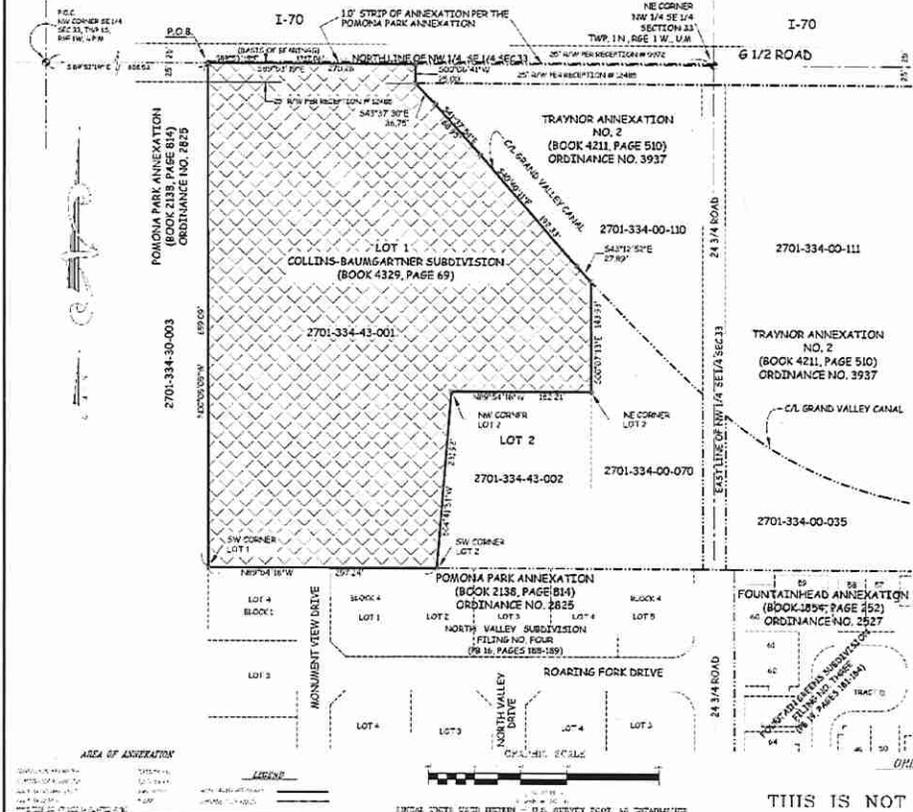
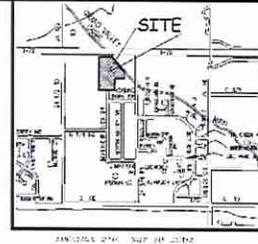
Barbara Taylor Smith

President of the Council



HOSANNA ANNEXATION

LYING IN THE NW 1/4 SE 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST
UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 33, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter (SE 1/4) of said Section 33 and crossing the North line of the NW 1/4 SE 1/4 of said Section 33 bears S 89°53'19" E with all other bearings contained herein being relative thereto. Hence from said Point of Commencement, S 89°53'19" E along the North line of the NW 1/4 SE 1/4 of said Section 33 a distance of 658.51 feet to the POINT OF BEGINNING; thence from said Point of Beginning, course N 89°53'19" E, along said North line, a distance of 470.26 feet; thence S 00°00'40" W, a distance of 25.00 feet to a point on the centerline of the existing Grand Valley Canal; thence Southwesterly along the centerline of the Grand Valley Canal the following four (4) courses:

1. S 41°37'50" E, a distance of 16.76 feet;
2. S 41°37'54" E, a distance of 82.95 feet;
3. S 40°40'11" E, a distance of 192.23 feet;
4. S 43°12'10" E, a distance of 27.89 feet, more or less, to a point on the East line of Lot 1, Collins-Baumgartner Subdivision, as same is recorded in Book 4329, Page 69, Public Records of Mesa County, Colorado projected Northerly thence;
5. S 00°07'21" E along the East line of said Lot 1, a distance of 143.93 feet, more or less, to a point being the Northeast corner of Lot 2 of said Collins-Baumgartner Subdivision; thence N 87°54'19" W, along the North line of said Lot 2, a distance of 182.21 feet, more or less, to a point being the Northwest corner of said Lot 2; thence S 04°41'51" W along the West line of said Lot 2, a distance of 231.92 feet, more or less, to a point on the North line of North Valley Subdivision Flats 1 to 4, as same is recorded in Plat Book 16, Pages 184 and 185, Public Records of Mesa County, Colorado; thence N 89°54'19" W, along the North line of said North Valley Subdivision Flats 1 to 4, and the South line of said Lot 1, Collins-Baumgartner Subdivision, a distance of 292.24 feet, more or less, to a point being the Southwest corner of said Lot 1; thence N 00°00'00" W, along the West line, and Northerly projection of said Lot 1, a distance of 639.59 feet, more or less, to the Point of Beginning.

NOTE

The Collins-Baumgartner Subdivision, as recorded in Book 4329, Page 69, Public Records of Mesa County, Colorado, incorrectly depicted the ownership of the lands to an "apparent Southwesterly right of way line for the Grand Valley Canal". The ownership should have been depicted extending to the centerline of said Grand Valley Canal.

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The Survey and Platting Commission hereby certifies that the above described plat is correct and true according to the records of the office of the Survey and Platting Commission, and that the same is in accordance with the laws of the State of Colorado relating to surveying and platting.



ORDINANCE NO. 9999
EFFECTIVE DATE 9999

THIS IS NOT A BOUNDARY SURVEY

<p>AREA OF ANNEXATION</p> <p>SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO</p>	<p>LEGEND</p> <p>--- ANNEXATION BOUNDARY</p> <p>--- EXISTING BOUNDARY</p> <p>--- EASEMENT</p> <p>--- CANAL CENTERLINE</p>	<p>SCALE</p> <p>1" = 40'</p>	<p>DESIGNED BY P.T.C. DATE 06/01/2000</p> <p>CHECKED BY P.T.C. DATE</p> <p>APPROVED BY DATE</p>	<p style="text-align: center;">City of Grand Junction COLORADO</p> <p style="text-align: center;">PUBLIC WORKS ENGINEERING DIVISION SURVEY DEPARTMENT</p>	<p style="text-align: center;">HOSANNA ANNEXATION</p>
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I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4844 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of March, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 3rd day of April, 2019, at which Ordinance No. 4844 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 5th day of April, 2019.


Deputy City Clerk

Published: March 22, 2019

Published: April 05, 2019

Effective: May 05, 2019