

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2899

Ordinance Zoning the Villa Coronado 1, 2 & 3 Annexations

Recitals.

The following properties have been annexed to the City of Grand Junction as part of the Villa Coronado 1, 2 & 3 Annexations and require a City zoning designation be applied to the properties.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the following zones of annexation.

The City Council finds that the requested zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following described properties be zoned as follows:

**The following tract of land shall be zoned Planned Airport Development (PAD):**

A tract of land in Sections 30, 31, 32 and 33, Township 1N, Range 1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of the SW 1/4, NW 1/4 of said Section 30; thence south 62°54'45" east a distance of 2941.79 feet to a point; thence east a distance of 20 feet to a point on the east line of the NE 1/4, SW 1/4 of said Section 30; thence east parallel with the north line of the NW 1/4, SE 1/4 of said Section 30 a distance of 1320 feet to a point on the east line of the NW 1/4, SE 1/4 of said Section 30; thence south along the west line of the NE 1/4, SE 1/4 of said Section 30 a distance of 1280 feet to a point; thence east parallel with the south line of the NE 1/4, SE 1/4 a distance of 1320 feet to a point on the west line of the NW 1/4, SW 1/4 of said Section 29; thence east parallel with the south line of the NW 1/4, SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence south a distance of 20.0 feet to a point on the south line of the NW 1/4, SW 1/4 of said Section 29; thence east along the south line of the NW 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to the southeast corner of the NW 1/4, SW 1/4 of said Section 29; thence south along the east line of the SW 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to a point; thence east parallel with the south line of the SE 1/4, SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence south a distance of 20.0 feet to a point on the south line of the SE 1/4, SW 1/4 of said Section 29; thence south parallel with the west line of the NE 1/4, NW 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the NE 1/4, NW 1/4 of said Section 32; thence south parallel with the west line of the SE 1/4, NW 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the SE 1/4, NW 1/4 of said Section

32; thence east along the north lines of the NE 1/4, SW 1/4 and the NW 1/4, SE 1/4 of said Section 32 a distance of 2600 feet to a point; thence south parallel to the east line of the NW 1/4, SE 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the NW 1/4, SE 1/4 of said Section 32; thence south parallel with the east line of the SW 1/4, SE 1/4 of said Section 32 a distance of 20.0 feet to a point; thence east a distance of 20.0 feet to a point on the east line of the SW 1/4, SE 1/4 of said Section 32; thence east parallel with the north line of the SE 1/4, SE 1/4 of said Section 32 a distance of 1300 feet to a point; thence south 00°25' east parallel with the east line of the SE 1/4, SE 1/4 of said Section 32 a distance of 642.04 ft. to a point on the north right-of-way line of Interstate Highway 70; thence south 79°40'00" east along said north right-of-way line a distance of 2.00 feet point, said point being 19.0 feet west of the east line of the SE 1/4, SE 1/4 of Section 32; thence north 00°25' west parallel with the east line of the SE 1/4, SE 1/4 of said Section 32 a distance of 642.91 feet to a point, said point being 19.0 feet west and 19.0 feet south of the northeast corner of the SE 1/4, SE 1/4 of said Section 32; thence west parallel with the north line of the SE 1/4, SE 1/4 of said Section 32 a distance of 1320 feet to a point, said point being 19.0 feet west and 19.0 feet south of the northeast corner of the SW 1/4, SE 1/4 of said Section 32; thence north parallel with the east line of the NW 1/4, SE 1/4 of said Section 32 a distance of 1340 feet to a point, said point being 19.0 feet west and 1.0 feet north of the northeast corner of the NW 1/4, SE 1/4 of said Section 32; thence west parallel with the south lines of the SW 1/4, NE 1/4 and the SE 1/4, NW 1/4 a distance of 2600 feet to a point, said point being 1.0 feet north and 21.0 feet east of the southwest corner of the SE 1/4, NW 1/4 of said Section 32; thence north parallel with the west lines of the SE 1/4, NW 1/4 and the NE 1/4, NW 1/4 of said Section 32 a distance of 2660 feet to a point; said point being 21.0 feet north and 21.0 feet east of the southwest corner of the SE 1/4, SW 1/4 of Section 29; thence west parallel with the south line of the SE 1/4, SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence north parallel with the west line of the SE 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to a point, said point being 1.0 feet north and 1.0 feet east of the southwest corner of the NE 1/4, SW 1/4 of said Section 29; thence west parallel with the south line of the NW 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to a point, said point being 21.0 feet east and 1.0 feet north of the southwest corner of the NW 1/4, SW 1/4 of said Section 29; thence north 20.0 feet to a point; thence west parallel with the south line of the NE 1/4, SE 1/4 of Section 30 a distance of 1340 feet to a point, said point being 21.0 feet north and 1.0 feet east of the southwest corner of the NE 1/4, SE 1/4 of said Section 30; thence north parallel with the west line of the NE 1/4, SE 1/4 of said Section 30 a distance of 1280 feet to a point, said point being 19.0 feet south and 1.0 feet east of the northwest corner of the NE 1/4, SE 1/4 of said Section 30; thence west parallel with the north line of the NW 1/4, SE 1/4 of said Section 30 a distance of 1321 feet to a point on the west line of the NW 1/4, SE 1/4 of said Section 30, said point also being 19.0 feet south of the northwest corner of NW 1/4, SE 1/4 of said Section 30; thence west parallel to the north line of the NE 1/4, SW 1/4 of said Section 30 a distance of 20.0 feet to a point; thence north a distance of 19.0 feet to a point on the north line of the NE 1/4, SW 1/4 of said Section 30, said point being 20.0 feet west of the southeast corner of the SE 1/4, NW 1/4 of said Section 30; thence north 44°33'45" west a distance of 1852.7 feet to the northwest corner of the SE 1/4, NW 1/4 of said Section 30; thence west along the north line of the SW 1/4, NW 1/4 of said Section 30 a

distance of 1320 feet to the POINT OF BEGINNING.

**The following tract of land shall be zoned Planned Residential with a maximum of 5 units per acre (PR-5) with the conditions as specified below:**

Lots 1 through 4, Block 1, Villa Coronado Subdivision filing No. 1, Section 10 1S 1E, Mesa County, Colorado.

LAND USES: Single Family Residential

BULK REQUIREMENTS:

Setback requirements are:

Front = 20' from property line

Rear = 20' from property line

Side = 5' from property line

and there is a 15' building separation requirement between principle structures.

Introduced on first reading this 21st day of February, 1996.

PASSED and ADOPTED on second reading this 6th day of March, 1996.

/s/ Ron Maupin  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk