

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2921

Ordinance Zoning the Valley Meadows East Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Valley Meadows East Annexation and requires a City zoning designation be applied to the property.

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 Residential Single Family with a maximum of four units per acre RSF-4 zoning.

After public notice and public hearing before the Grand Junction City Council, and public testimony from surrounding residents and property owners, City Council finds that a Planned Residential Zone (PR-2.93) not to exceed 44 single family lots on 15 acres, a density of 2.93 units per acre be established.

The City Council finds that the PR-2.93 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 property be zoned Planned Residential with a maximum of 2.93 units per acre (PR-2.93):

A parcel of land situate in the SW 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3; thence S 89°58'24" E along the North line of said SW 1/4 NE 1/4 a distance of 796.70 feet to the Northeast corner of a parcel of land as described in Book 1817 at Page 466 of the records of the Mesa County Clerk and Recorder; thence along the East boundary of said parcel of land the following 3 courses:

- 1) S 00°02'42" W a distance of 399.30 feet;
- 2) S 29°56'46" E a distance of 195.69 feet;
- 3) S 00°27'24" E a distance of 347.36 feet to a point on the

centerline for the existing Main Line Grand Valley Canal; thence S 00°27'24" E a distance of 26.64 feet to a point on the Southerly right-of-way line for said existing Main Line Grand Valley Canal; thence along the Southerly right-of-way line for said Grand Valley Canal the following 4 courses:

1) N 70°15'39" W a distance of 82.53 feet;

2) N 77°05'13" W a distance of 165.66 feet;

3) S 00°02'28" W a distance of 15.39 feet;

4) N 77°05'13" W a distance of 674.97 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 3; thence North along said West line (said West line also being the centerline for 25 1/2 Road) a distance of 742.88 feet to the point of beginning. Said parcel contains 16.20 acres more or less.

Introduced on first reading this 17th day of April, 1996.

PASSED and ADOPTED on second reading this 1st day of May, 1996.

/s/ Linda Afman
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk