

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2931

Ordinance Zoning the Edwards Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Edwards 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 Residential Singlefamily with a maximum of 4 units per acre (RSF-4) zoning dor a portion of the annexation and Planned Residential with a maxium of 4.3 units per acre zoning for the remainder.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 zone and the PR-4.3 zone districts be established.

The City Council finds that the both zone districts are 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 Residential Single Family with a maximum of 4 units per acre (RSF-4):

Commencing at the northwest corner of Section 22, Township 1 South, Range 1 West of the Ute Meridian, thence S 0007'00" W 841.79 feet along the west line of the NW1/4 NW1/4 of said Section 22, with all bearings relative hereto, thence N 89029'00" E 239.72 feet to a point on easterly right of way of Monument Road the TRUE POINT OF BEGINNING; thence N 89029'00" E 181.12 feet, thence N 16053'00" E 178.75 feet; thence S 89029'00" W 13.55 feet, thence N 10045'00" E 22.47 feet, thence S 89029'00" W 112.74 feet, thence along the arc of a curve to the right with a central angle of 0041'47" and a radius of 1959.87 feet, for 23.82 feet, the chord bears S 21050'21" W 23.82 feet, thence S 89029'00" W 21.44 feet, thence along the arc of a curve to the right with a central angle of 5035'39" and a radius of 1939.86 feet, for 189.40 feet, the chord bears S 25012'16" W 189.33 feet to the TRUE

POINT OF BEGINNING.

The following described property be zoned Planned Residential with a maximum of 4.3 units per acre (PR-4.3):

Commencing at the northwest corner of Section 22, Township 1 South, Range 1 West of the Ute Meridian, thence S 0007'00" W 841.79 feet along the west line of the NW1/4 NW1/4 of said Section 22, with all bearings relative hereto, thence N 89029'00" E 239.72 feet to a point on easterly right of way of Monument Road, thence N 89029'00" E 181.12 feet thence N 16053'00" E 178.75 feet; thence S 89029'00" W 13.55 feet, thence N 10045'00" E 22.47 feet, the TRUE POINT OF BEGINNING; thence N 10045'00" E 184.75 feet, thence N 48027'29" W 92.41 feet, thence along the arc of a curve to the right with a central angle of 4040'14" and a radius of 1959.87 feet, for 159.76 feet, the chord bears S 16020'14" W 159.72 feet, thence along the arc of a curve to the right with a central angle of 2049'07" and a radius of 1959.87 feet, for 96.41 feet, the chord bears S 20004'55" W 96.40 feet; thence N 89029'00" E 112.74 feet to the TRUE POINT OF BEGINNING.

Introduced on first reading this 5th day of June, 1996.

PASSED and ADOPTED on second reading this 19th day of June, 1996.

/s/ Linda Afman
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk