

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 2970**

**Ordinance Zoning the Country Club Park West #2 Annexation**

Recitals.

The following property has been annexed to the City of Grand Junction as the Country Club Park West #2 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 two units per acre RSF-2 zoning.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-2 zone district be established.

The City Council finds that the RSF-2 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 Residential Single Family with a maximum of 2 units per acre (RSF-2):

A parcel of land situate in the SE 1/4 of Section 16 and in the NE 1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South 1/4 corner of Section 16, Township 1 South, Range 1 West, thence North a distance of 119.00 feet to a point on the Northerly Right-of-Way line of the Redlands Water and Power Company First Lift Canal ( said Northerly Right-of-Way line being described in Book 514 at Page 11 of the records of the Mesa County Clerk and Recorder and also

being the Northerly line of Lot 2, Block 4 of Country Club Park Subdivision as recorded in Plat Book 6 at Page 15 of the records of said Mesa County Clerk and Recorder ); thence S 86°01'09" E along said Northerly, Right-of-Way line 210.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along said Northerly Right-of-Way line the following three courses:

1) S 86°01'00" E a distance of 147.50 feet;

2) N 86°51'00" E a distance of 98.30 feet;

3) S 66°20'00" E a distance of 80.00 feet; thence leaving said Northerly Right-of-Way line S 24°07'08" W a distance of 137.61 feet to a point on the Northeasterly line of a parcel of land as described in said Book 1039 at Page 903 of the records of the Mesa County Clerk and Recorder; thence along the Northeasterly and Easterly lines of said parcel of land ( said lines also being the Northeasterly and Easterly lines of Lots 23 and 24, Block 3 of said Country Club Park Subdivision) the following four courses:

1) 2.06 feet along the arc of a curve concave to the Southwest having a radius of 143.44 feet and a chord bearing S 65°28'10" E a distance of 2.06 feet;

2) S 65°03'30" E a distance of 3.27 feet;

3) 80.14 feet along the arc of a curve concave to the Southwest having a radius of 74.45 feet and a chord bearing S 34°13'15" E a distance of 76.33 feet;

4) S 03°23'00" E a distance of 186.71 feet to the Southeast corner of said parcel of land ( said Southeast corner also being the Southeast corner of said Lot 24, Block 3 ); thence S 70°29'30" W along the Southerly line of said parcel of land as described in said Book 1039 at Page 903 a distance of 97.44 feet to the Southwest corner of said parcel of land; thence along the Westerly lines of said parcel of land the following three courses:

1) N 19°30'30" W a distance of 179.36 feet;

2) S 79°29'30" W a distance of 50.00 feet;

3) N 19°30'00" W a distance of 115.15 feet to the Northwest corner of said parcel of land ( said corner also being the

Northwest corner of Lot 23, Block 3 of said Country Club Park Subdivision; thence crossing Country Club Park Road and along the West line of Lot 1, Block 4 of said Country Club Park Subdivision N 24°24'01" W a distance of 204.28 feet to the Northwest corner of said Lot 1, Block 4 and Point of Beginning. Said parcel of land contains 1.89 acres more or less.

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

Public hearing opened and continued on the 20th day of November, 1996.

PASSED and ADOPTED on second reading this 18th day of December, 1996.

/s/ Linda Afman  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk