

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 2979**

**Ordinance Zoning the Stassen Annexation 1, 2 & 3**

Recitals.

The property described below has been annexed to the City of Grand Junction as the Stassen Annexation Series 1, 2 & 3 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 that the property be zoned Residential Single Family with a maximum of one unit per acre (RSF-1).

After public notice and public hearing before the Grand Junction City Council, City Council finds that the appropriate zoning is:

Residential Single Family with a maximum of two units per acre (RSF-2) for the Stassen #1 and #2 annexations and Planned Residential with a maximum of 2.4 units per acre (PR-2.4) for the Stassen #3 annexation.

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

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

(a) The following described properties are hereby zoned as follows:

Stassen #1 and Stassen #2 are hereby zoned RSF-2; Stassen #3 is hereby zoned PR2.4

The legal description of the property is as follows:

Stassen annexation no.1 (Stassen #1):

A parcel of land situate in the Southeast  $\frac{1}{4}$  of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the southeast corner of said Section 35, thence N  $00^{\circ}20'54''$  E along the east line of said Section 35 a distance of 1285.96 feet to a point; thence N  $89^{\circ}31'00''$  W a distance of 1333.59 feet to the northeast corner of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 35; thence N  $89^{\circ}31'00''$  W along the north line of said SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  a distance of 390.90 feet to a point; thence leaving said north line S  $00^{\circ}00'00''$  W a distance of 1300.60 feet to a point on the south line of said Section 35; thence N  $89^{\circ}59'46''$  E along the south line of said Section 35 a distance of 1716.61 feet to the point of beginning.

Stassen annexation no.2 (Stassen #2):

A parcel of land situate in the north  $\frac{1}{2}$  of Section 15, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 15, thence S  $89^{\circ}32'00''$  E along the south line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 937.50 feet to a point; thence N  $00^{\circ}00'00''$  E a distance of 25.00 feet to a point on the north right-of-way line for F  $\frac{3}{4}$  Road; thence S  $89^{\circ}32'00''$  E along the north right-of-way line for said F  $\frac{3}{4}$  Road a distance of 402.21 feet to a point; thence N  $00^{\circ}00'00''$  E a distance of 1084.70 feet to a point on the north line of said Section 15, from which the northwest corner of G.L.O. Lot 3 bears S  $89^{\circ}59'46''$  W a distance of 1332.07 feet; thence N  $89^{\circ}59'46''$  E along the north line of said Section 15 ( said north line also being the south line of Section 35, Township 1 North, Range 2 West of the Ute Meridian ) a distance of 1314.39 feet to the southeast corner of said Section 35; thence continuing along the north line of said Section 15 N  $89^{\circ}59'46''$  E a distance of 141.22 feet to the Witness Corner for the northeast corner of said Section 15; thence continuing along the north line of said Section 15 N  $90^{\circ}00'00''$  E a distance of 114.76 feet to a point; thence along the Tiara Rado Interceptor Sewer Line the following 4 courses:

1) S  $02^{\circ}01'55''$  W a distance of 422.33 feet to Manhole No.2A;

2) S 75°56'31" W a distance of 105.51 feet to Manhole No. 3;  
3) S 38°34'24" W a distance of 99.86 feet to Manhole No.3A;  
S 08°07'12" E a distance of 133.31 feet to Manhole No. 4; thence  
S 32°06'16" E a distance of 108.88 feet to a point; thence S  
52°05'59" E a distance of 153.44 feet to a point on the west line  
of Lot 19, Block 20 of Panorama Subdivision Filing No. 7; thence  
along the west boundary line of said Lot 19, Block 20 the  
following 3 courses:

1) S 12°35'00" W a distance of 115.50 feet to a point;  
2) S 01°34'00" W a distance of 85.00 feet to a point;  
S 32°17'00" E a distance of 102.20 feet to a point on the north  
line of Lot 18, Block 20 of said Panorama Subdivision Filing  
No.7; thence N 89°21'30" W along the north line of said Lot 18,  
Block 20 a distance of 270.00 feet to the northwest corner of  
said Lot 18, Block 20; thence S 00°27'00" E along the west  
boundary line of said Panorama Subdivision Filing No.7 a distance  
of 291.98 feet to the northeast corner of Forrest Hills  
Subdivision; thence along the north boundary line of said Forrest  
Hills Subdivision and extending across 20 ½ Road N 87°37'40" W a  
distance of 1392.60 feet to a point on the west right-of-way line  
for said 20 ½ Road; thence N 00°52'20" E along said west right-  
of-way line a distance of 230.17 feet to a point on the south  
right-of-way line for F ¾ Road; thence N 89°32'00" W along the  
south right-of-way line for said F ¾ Road a distance of 1300.00  
feet to a point on the west line of the SE ¼ NW ¼ of said Section  
15; thence N 00°25'33" E along the west line of said SE ¼ NW ¼ a  
distance of 20.00 feet to the point of beginning.

Stassen annexation no.3 (Stassen #3):

A parcel of land situate in the north ½ of Section 15, Township  
11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of  
Mesa, State of Colorado, being more particularly described as  
follows:

Beginning at the northwest corner of the SE ¼ NW ¼ of said  
Section 15, thence S 00°25'33" W along the west line of said SE ¼  
NW ¼ a distance of 20.00 feet to a point on the south right-of-  
way line for F ¾ Road; thence S 89°32'00" E along the south  
right-of-way line for said F ¾ Road a distance of 1300.00 feet  
to a point on the west right-of-way line for 20 ½ Road; thence S  
00°52'20" W along the west right-of-way line for said 20 ½ Road  
a distance of 230.17 feet to a point; thence S 87°37'40" E a  
distance of 20.01 feet to a point on the north-south centerline  
of said Section 15; thence S 00°52'20" W along said north-south  
centerline a distance of 598.16 feet to a point, from which the

