

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2998

Ordinance Zoning the Ritter/Balerio Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Ritter/Balerio 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 2 units per acre (RSF-2) zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Residential Single Family with a maximum of 2 units per acre (RSF-2) zone district be established.

The City Council finds that the Residential Single Family with a maximum of 2 units per acre (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 situate in the Southwest 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 7, thence S 89°41'00" W a distance of 464.00 feet; thence N 70°04'00" W a distance of 23.80 feet; thence N 41°15'00" E a distance of 165.10 feet to the True Point of Beginning of the parcel described herein; thence

N 55°49'00" W a distance of 251.80 feet; thence N 19°06'00" E a distance of 65.00 feet to a point on the south line of Lot 1 of Iris Court Subdivision; thence along the south, westerly and northwesterly perimeter of said Lot 1 the following 5 courses:

- 1) N 90°00'00" W a distance of 16.50 feet;
- 2) N 25°43'00" E a distance of 66.00 feet;
- 3) N 48°11'00" E a distance of 90.00 feet;
- 4) N 77°54'00" E a distance of 200.00 feet;
- 5) N 32°17'00" E a distance of 25.00 feet to a point on the southwesterly right-of-way for Iris Court; thence along the southwesterly, northerly and northeasterly right-of-way for said Iris Court the following 4 courses:

- 1) N 45°14'44" W a distance of 133.84 feet to a point on the south line of Lot 3 of said Iris Court Subdivision;
- 2) S 88°13'00" E a distance of 128.70 feet;
- 3) 94.93 feet along the arc of a curve concave to the southwest, having a radius of 50.00 feet and a long chord bearing S 33°37'00" E a distance of 81.30 feet;
- 4) S 57°43'00" E a distance of 128.70 feet to a point on the northwesterly right-of-way for South Broadway; thence S 41°12'00" W along the northwesterly right-of-way for said South Broadway a distance of 51.03 feet; thence leaving said northwesterly right-of-way and along the southwesterly right-of-way for said Iris Court N 57°43'00" W a distance of 111.25 feet to the northeasternmost corner of Lot 1 of said Iris Court Subdivision; thence S 22°15'00" W along the easterly line of said Lot 1 a distance of 170.00 feet to the southeast corner of said Lot 1; thence N 90°00'00" E a distance of 20.50 feet; thence S 16°36'35" W a distance of 94.37 feet to a point on the northwesterly right-of-way for said South Broadway; thence along the northwesterly right-of-way for said South Broadway the following 2 courses:

- 1) S 16°36'35" W a distance of 15.57 feet;
- 2) S 41°15'00" W a distance of 129.74 feet to the point of beginning.

Introduced on first reading this 19th day of March, 1997.

PASSED and ADOPTED on second reading this 2nd day of April, 1997.

/s/ Linda Afman

Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk