

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3001

**Ordinance Zoning the Hetzel Annexation &
a Parcel of Land Directly to the West (Foraker Property #2945-034-00-050)**

Recitals.

The following property is in the process of being annexed to the City of Grand Junction (the Hetzel Annexation). A City zoning designation must be assigned 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 proper zoning be Planned Residential - 2.9 units per acre (PR2.9). This recommendation is for the property being annexed and for the Foraker Property which is already in the City and which is presently zoned RSF-R. Both properties are included in the Fall Valley Subdivision development and are being planned and zoned together.

After public notice and public hearing before the Grand Junction City Council, City Council finds that a zone district of Planned Residential with a density not to exceed 2.9 units per acre (PR2.9) be established for both parcels in accordance with the approved plan. This was determined after reviewing the proposed Fall Valley subdivision and the surrounding area.

This change in zoning shall be contingent upon final approval of the first filing within the Fall Valley Subdivision as stated in the annexation agreement between the City of Grand Junction and John Davis, developer.

The City Council finds that the zone district described above 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:

1. Subject to the provisions of section 2, the following described property is hereby zoned Planned Residential - with a maximum of 2.9 units per acre (PR2.9) in accordance with the approved plan:

(a) A parcel of land situate in the NW 1/4 of the SE 1/4 and in the SW 1/4 of the 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 Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00E01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89E55'45" W a distance of 659.55 feet to the Southeast corner of Kay Subdivision; thence leaving said North right-of-way line S 00E02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89E55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00E08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89E55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00E08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89E55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00E08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89E55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00E09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning.

and (b) the following described property known as the Foraker Property:

A parcel of land situated in the W 1/4 of the NW 1/4 of the SE 1/4 of SECTION 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado. (tax parcel #2945-034-00-050)

2. The provisions of this ordinance shall be effective at the same time as the annexation ordinance is effective.

Introduced on first reading this 18th day of September, 1996.

PASSED and ADOPTED on second reading this 16th day of April, 1997.

President of the Council

ATTEST:

Deputy City Clerk