

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3038**

**Ordinance Zoning the Northfield Estates Enclave Annexation**

Recitals.

The following property has been annexed to the City of Grand Junction as the Northfield Estates Enclave Annexation and requires a City zoning designation be applied to the property.

In an effort to zone newly annexed areas within compliance of the adopted Growth Plan, the RSF-2 zone district is being applied to the 13 residential single family lots located within this annexation area.

The Residential Single Family with a maximum of 2 units per acre (RSF-2) zone district is being applied for the following reasons:

- 1) the RSF-2 zone district falls within the Growth Plan's Future Land Use Map recommended densities of 2 to 3.9 units per acre; and
- 2) the RSF-2 zone district is compatible with existing zoning to the north, west, east and south.
- 3) the RSF-2 zone district is the most equivalent to the County's R1B zone district.

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 RSF-2 zone district for this area.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-2 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 parcel shall be zoned Residential Single family with a maximum of two units per acre (RSF-2):**

A parcel of land situate in the NW 1/4 and in the SW 1/4 of Section 2, 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 Center 1/4 corner of said Section 2, thence S 89°50'00" W along the east-west centerline of said Section 2 a distance of 301.06 feet to the True Point of Beginning of the parcel described herein; thence N 38°53'00" E a distance of 32.19 feet to the southwest corner of Lot 23 of Northfield Estates Subdivision as found recorded in Plat Book 9 at Page 21 of the records of the Mesa County Clerk and Recorder; thence N 38°53'00" E along the southeasterly line of said Lot 23 a distance of 217.80 feet to the southeast corner of said Lot 23; thence N 22°53'00" W along the easterly line of said Lot 23 a distance of 111.20 feet to the southeast corner of Lot 22 of said Northfield Estates Subdivision; thence N 22°53'00" W along the easterly line of said Lot 22 a distance of 135.17 feet to the northwest corner of Lot 24 of said Northfield Estates Subdivision; thence N 00°00'00" W along the east line of said Lot 22 a distance of 55.00 feet to the southeast corner of Lot 21 of said Northfield Estates Subdivision; thence N 00°00'00" W along the east line of said Lot 21 a distance of 264.00 feet to the southeast corner of Lot 20 of said Northfield Estates Subdivision; thence N 00°00'00" W along the east line of said Lot 20 a distance of 44.00 feet to the northeast corner of said Lot 20; thence N 63°14'00" W along the northeasterly line of said Lot 20 a distance of 124.68 feet to the southwest corner of Lot 14 of said Northfield Estates Subdivision; thence continuing along the northeasterly line of said Lot 20 N 63°14'00" W a distance of 99.12 feet to the northeast corner of Lot 19 of said Northfield Estates Subdivision; thence N 63°14'00" W along the northeasterly line of said Lot 19 a distance of 132.97 feet to the southwest corner of Lot 15 of said Northfield Estates Subdivision; thence continuing along the northeasterly line of said Lot 19 N 81°00'00" W a distance of 130.75 feet to the northeast corner of Lot 18 of said Northfield Estates Subdivision; thence N 81°00'00" W along the northerly line of said Lot 18 a distance of 140.95 feet to the southwest corner of Lot 16 of said Northfield Estates Subdivision; thence continuing along the northerly line of said Lot 18 S 58°00'00" W a distance of 101.26 feet to the northwest corner of said Lot 18; thence N 37°29'00" W along the easterly right of way line for Larkspur Lane a distance of 95.20 feet to a point; thence crossing said Larkspur Lane S 52°31'00" W a distance of 50.00 feet to the northeast corner of Lot 5 of said Northfield Estates Subdivision; thence S 52°31'00" W along the northwesterly line of said Lot 5 a distance of 140.15 feet to the northwest corner of said Lot 5; thence S 36°12'44" E along the southwesterly line of said Lot 5 a distance of 212.56 feet to the northwest corner of Lot 2 of Northfield West Minor Subdivision as found recorded in Plat Book 14 at Page 386 of the records of said Mesa County Clerk and Recorder; thence along the westerly line of said Lot 2 the following 4 courses:

- 1) S 36°57'00" E a distance of 111.41 feet;
- 2) S 30°37'00" E a distance of 134.68 feet;
- 3) S 02°53'00" W a distance of 63.48 feet;
- 4) S 16°12'00" W a distance of 72.60 feet to the northwest corner of Lot 1 of said Northfield West Minor Subdivision; thence along the westerly and southwesterly line of said Lot 1 the following 4 courses:

- 1) S 16°12'00" W a distance of 80.90 feet;
- 2) S 03°47'00" E a distance of 48.40;

3) S 44°23'00" E a distance of 105.50 feet;

4) S 58°19'00" E a distance of 202.33 feet to the southeast corner of said Lot 1; thence N 00°01'00" W along the east line of said Lot 1 of said Northfield West Minor Subdivision a distance of 22.37 feet to the northwest corner of Lot 1 of said Northfield Estates Subdivision; thence S 62°10'00" E along the southwesterly line of said Lot 1 a distance of 160.02 feet to the southwest corner of said Lot 1; thence crossing Hollyhock Lane right of way S 51°19'15" E a distance of 79.72 feet to a point on the south right of way line for said Hollyhock Lane; thence N 89°50'00" E along said south right of way line a distance of 132.24 feet to a point; thence leaving the south right of way line for said Hollyhock Lane N 38°53'00" E a distance of 32.19 feet to the point of beginning.

(includes the following tax parcels: 2945-022-08-003; 2945-022-10-006, 007, 008, 009, 010, 012; 2945-022-11-002, 003, 004; 2945-022-15-001, 002, 003)

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

PASSED and ADOPTED on second reading this 3rd day of December, 1997.

/s/ Janet Terry  
Mayor

ATTEST:

/s/ Stephanie Nye  
City Clerk