

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3118

ZONING THE ARROWHEAD ANNEXATION LOCATED WEST OF
SOUTHWEST CORNER B-1/2 AND 28-1/2 ROADS TO RSF-5

Recitals.

The Arrowhead Acres II subdivision located west of the southwest corner of B-1/2 and 28-1/2 Roads is in the process of being annexed to the City of Grand Junction. A rezone from the Mesa County zoning of Planned Development 8 Units Per Acre (PD-8) and Residential (R-2) to a City Residential Single Family 5 units per acre (RSF-5) zoning is proposed. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan*. City Council also finds that the requirements for a rezone and Zone of Annexation as set forth in Sections 4-4-4 and Section 4-11 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its March 9, 1999 hearing, recommended approval of the rezone request from PD-8 and R-2 to RSF-5.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW ARE HEREBY ZONED RESIDENTIAL SINGLE FAMILY 5 UNITS PER ACRE (RSF-5):

PARCEL 1

Beg at the NW cor of the NE 1/4 SW 1/4 of Sec 30 T1S R1E of the UM; thence S89deg54'00"E a distance of 30 ft; thence S00deg04'00"W a distance of 61.05 ft; thence along the arc of a 930.00 ft radius curve to the right 80.40 ft the chord of which bears S02deg32'36"W a distance of 80.38 ft; thence S05deg01'13"W a distance 125.89 ft; thence along the arc of a 870.00 ft radius curve to the left 75.22 ft the chord of which bears S02deg32'36"W a distance of 75.19 ft; thence S00deg04'00"W a distance of 61.09 ft; thence S89deg54'00"E a distance of 835.00 ft; thence S00deg04'00"W a distance of 773.43 ft; thence along the arc of a 349.91 ft radius curve to the left 99.31 ft the chord of which bears S81deg58'08"W a distance of 98.98 ft; thence along the arc of a 399.91 ft radius curve to the right 22.73 ft the chord of which bears S75deg27'57"W a distance of 22.72 ft; thence N04deg15'04"W a distance of 66.40 ft; thence N00deg04'00"E a distance of 185.25 ft; thence N89deg54'00"W a distance of 170.00 ft; thence S00deg04'00"W a distance of 39.71 ft; thence N89deg54'00"W a distance of 600.00 ft; thence N00deg04'00"E a distance of 642.48 ft; thence along the arc of a 930.00 ft radius curve to the right 80.40 ft the chord of which bears N02deg32'36"E a distance of 80.38 ft; thence N05deg01'13"E a distance of 125.89 ft; thence along the arc of a 870.00 ft radius to the left 75.22 ft the chord of which bears N02deg32'36"E a distance of 75.19 ft; thence N00deg04'00"E a distance of 61.09 ft; thence S89deg54'00"E a distance of 30.00 ft to the POB, except that portion thereof conveyed to Mesa Co by instrument recorded June 7, 1984 in Bk 1497 at Pg 32, said portion being described as follows: A parcel of land for road purposes 50.00 in width lying 25.00 ft on each side of the following described centerline: Commencing at the NE cor SW1/4 of Sec 30 T1S R1E of the UM, Mesa Co, Colorado; thence N89deg54'00"W along the N line SW1/4 said Sec 30 a distance of 1,303.80 ft to the true POB; thence S00deg06'00"W a distance of 403.00 ft.

PARCEL 2

A parcel of land in the N1/2 of the SW1/4 of Sec 30 T1S R1E of the UM, Mesa Co., Colorado described as follows: Commencing at the SE cor of the N1/2 of the SW1/4; thence N89deg57'45"W a distance of 439.00 ft along the S line of the N1/2 of the SW1/4 to the POB; thence continuing along said line N89deg57'45"W a distance of 829.50 ft; Thence N67deg15'44"W a distance 92.35 ft; thence N00deg04'00"E a distance of 296.49 ft; thence S89deg54'00"E a distance of 600.00 ft; thence N00deg04'00"E a distance of 39.71 ft; thence S89deg54'00"E a distance of 170.00 ft; thence S00deg04'00"W a distance of 185.25 ft; thence S04deg15'04"E a distance of 66.40 ft; thence along a curve to the left, with a radius of 399.91 ft, the chord bears N75deg27'57"E a distance of 22.72 ft; thence along a curve to the right with a radius of 349.91 ft, the chord bears N81deg26'35"E a distance of 98.85 ft; thence S89deg54'00"E a distance of 20.00 ft; thence S00deg04'00"W a distance of 140.00 ft to the POB.

PARCEL 3

A parcel of land situated in the SW1/4 of Sec 30, T1S R1E of the UM and more particularly described as follows: Beg at the NW cor of said SW1/4 of Sec 30; thence S00deg03'00"E a distance of 403.00 ft; thence N89deg54'00"E to the E line of said SW1/4; thence N 403.00 ft, more or less, along said E line of the SW1/4 to the NE cor of the SW1/4 of said Sec 30; thence W to the POB. Except Orchard Villas Sub, Fil #1, and except road R.O.W. as conveyed to the County of Mesa in deeds recorded in Bk 1497 at Pgs 31 & 32 respectively; and also except R.O.W. for B 1/2 Rd.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of March, 1999.

PASSED on SECOND READING this 7th day of April, 1999.

ATTEST:

Stephanie Nye _____
City Clerk

/s/ Janet L. Terry _____
President of Council