

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3143

ZONING THE KRAUSE ANNEXATION
LOCATED ON THE EAST SIDE OF 22 1/4 ROAD
SOUTH OF HIGHWAY 340

Recitals.

The following property has been annexed to the City of Grand Junction as the Krause Annexation and requires a zone of annexation.

The petitioner has requested that the property be zoned to RSF-2 (Residential single family with a density not to exceed two dwellings per acre). This density is comparable to the density of parcels in the county surrounding this site. County zoning of this parcel was R-2. The most equivalent City zone to the County R-2 zone is RSF-4, which is not in conformance with the developed density of the surrounding neighborhood and is not in conformance with the Growth Plan map.

The City of Grand Junction Growth Plan/Mesa Countywide Land Use Plan shows this area developing as Residential Low Density .5-1.9 dwelling units per acre. This rezone is in conformance with the Growth Plan Map.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 4-11 and Section 4-4-4 of Grand Junction Zoning and Development Code and recommended approval of this zone change at its April 13, 1999 hearing.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Council finds that the proposed Zone of Annexation meets the criteria as set forth in Section 4-11 and Section 4-4-4 of the Zoning and Development Code and in accordance therewith the following described parcels are hereby rezoned from County R-2 to City RSF-2:

BEG 1064 FT W S4 COR SEC 7 1S 1W, said pt being on the E R.O.W LI of the Redlands Power Company canal, thence along said R.O.W. the following courses; N46°39'E 66.3FT N85°19'E 154.2FT N70°02'E 95FT N56°06'E 116FT N33°10'E 125.5FT N19°06'E 65FT to the SW cor of Lot 1 in IRIS CT; thence leaving the E LI of said R.O.W, N45°46'W and along the S LI of Lot 2 in Blk 2 of STANDIFIRD SUB 251FT N65°36'W 116.5FT N2°W 257.3FT, more or less, to a pt on the W R.O.W. LI of Blevins Rd and the S R.O.W. LI of the Redlands Power Company canal, thence along

the S R.O.W. LI of said canal the following courses: N66°53'W 119FT N49°46'W 94.4FT
N47°50'W 51.5FT N42°50'W79FT N62°37'W 93.9FT N76°56'W 145.6FT TO W LI E2 SW4 SD
SEC 7 S TO S LI E ALG S LI TO BEG EXC THAT PT LYG WITHIN BLEVINS RD + ALSO
EXC THAT PT LYG WITHIN 22 1/4 RD + EXC THAT PT DESC IN B-967 P-878 MESA CO
REC

INTRODUCED for FIRST READING and PUBLICATION this 21st day of April, 1999.

PASSED on SECOND READING this 5th day of May, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of City Council