

## CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3169

### ZONING THE WORLD HARVEST CHURCH ANNEXATION

#### Recitals:

The property located at the northeast corner of Patterson Road and 28 ¼ Road is currently zoned County R-2. The World Harvest Church owns the property and plans to build a church facility on at least a portion of the site in the future. The Church has requested annexation in anticipation of submitting for site plan review.

The Planning Commission has considered the appropriate zoning for the site and has recommended that the Future Land Use Map of the Growth Plan be amended to change the designation of this property from "Institutional" to Residential Medium-High density, 8 to 12 units per acre. Based on that, Planning Commission has recommended a zoning of RSF-8 (Residential Single Family, 8 units per acre).

The City Council, having considered the Planning Commission recommendation, finds that the RSF-8 zoning meets the criteria as listed in sections 4-4-4 and 4-11 of the Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA OF LAND DESCRIBED BELOW IS HEREBY ZONED RSF-8.

A parcel of land situate in the Southwest 1/4 of Section 6, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of Lot 2 of Patterson Road Minor Subdivision as found recorded in Plat Book 15 at Page 188 of the records of the Mesa County Clerk and Recorder, whence the SW 1/16 corner of said Section 6 bears N 89°58'30" W along the north line of the SE 1/4 SW 1/4 of said Section 6 a distance of 80.00 feet; thence S 89°58'30" E along the north line of said Lot 2 a distance of 588.40 feet to the northeast corner of said Lot 2; thence S 00°18'31" E along the east line of said Lot 2 a distance of 1271.57 feet to the southeast corner of said Lot 2; thence S 00°18'31" E a distance of 20.00 feet to a point; thence N 89°59'34" W along a line 30 feet north of and parallel with the south line of the SE 1/4 SW 1/4 of said Section 6 a distance of 518.66 feet to a point; thence N 00°00'26" E a distance of 20.00 feet to the southwest corner of Lot 2 of said Patterson Road Minor Subdivision; thence along the east right-of-way line for 28 1/4 Road the following 5 courses:

- 1) N 44°59'32" W a distance of 49.50 feet;
- 2) N 00°00'30" E a distance 51.37 feet;
- 3) 178.02 feet along the arc of a curve the left, having a radius of 710.00 feet, a delta angle of 14°21'56" and a chord bearing N 07°10'28" W a distance of 177.55 feet;
- 4) 157.96 feet along the arc of a curve to the right, having a radius of 630.00 feet, a delta angle of 14°21'58" and a chord bearing N 07°10'27" W a distance of 157.55 feet;
- 5) N 00°00'32" E a distance of 852.88 feet to the point of beginning, containing 17.26 acres more or less.

INTRODUCED for FIRST READING this 21<sup>st</sup> day of July, 1999.

PASSED on SECOND READING this 4<sup>th</sup> day of August, 1999.

ATTEST:

/s/ Stephanie Nye  
City Clerk

/s/ Gene Kinsey  
President of City Council