

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3178

ZONING THE HALL ANNEXATIONS NO. 1, 2 & 3
LOCATED ON THE WEST SIDE OF ROUND TABLE ROAD
NORTH OF F ROAD TO RSF-4

Recitals.

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

The petitioner has requested that the property be zoned from County R-2 and AFT to RSF-4 (Residential single family with a density not to exceed four dwellings per acre). The density of this zoning is comparable with the density allowed in the County R-2 zone on lots with sewer. This density is also comparable with the lot sizes for the single-family homes located in the County adjacent to this site. The County AFT zone requires a minimum lot size of 5 acres and is comparable to the City's RSF-R zone. The 5-acre minimum lot size is not in conformance with the Growth Plan Map or urban densities.

The City of Grand Junction Growth Plan Future Land Use Map designates this area for Residential Medium Low-Density 2-4 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 July 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 and AFT to City RSF-4:

Parcel 1: Commencing at the SW cor of the W1/2SE1/4SW1/4 of Sec 4 T1S R1E of the UM whose S line is assumed to bear N89°58'00"W and all bearing contained herein to be relative thereto; N00°13'37"W along the W line of W1/2SE1/4SW1/4 526.92' to the POB; thence continuing N00°13'37"W 786.67' to the NW cor of W1/2 SE1/4 SW1/4; thence along N line of W1/2SE1/4SW1/4 N89°56'55"E 660.52' to the NE cor of W1/2SE1/4SW1/4; thence along E line of

W1/2SE1/4SW1/4 299.77'; thence leaving E line N89°58'00"W 195.46'; thence S00°12'59"E 487.86'; thence N89°58'00"W 464.93' to the POB.

Parcel 2: All that portion of the S1/2NE1/4SW1/4 Sec 4 T1S R1E of the UM, lying S of the r-o-w of the Palisade Irrigation District Canal, all in Mesa Co, CO.

INTRODUCED for FIRST READING and PUBLICATION this 4th day of August, 1999.

PASSED on SECOND READING this 18th day of August, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of City Council