

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3194

**Ordinance Zoning the Northstar Enclave Annexation
to a Residential Single Family with a maximum of 5 units per acre (RSF-5) zone
and Planned Airport Development (P.A.D.) zone district**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying a Residential Single Family with a maximum of 5 units per acre (RSF-5) zone district and Planned Airport Development (P.A.D.) zone district to this annexation for the following reasons:

- RSF-5 and P.A.D. zone districts meet the recommended land uses categories as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies.
- RSF-5 Zone District is the City's zone district most compatible with the existing County zoning.
- P.A.D. Zone District is the most compatible zone district for airport property.
- RSF-5 and P.A.D. zone districts meet the criteria found in Section 4-4-4 and Section 4-11 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-5 and P.A.D. zone districts be established.

The Planning Commission and City Council find that the RSF-5 zoning and P.A.D. zoning are 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 parcels shall be zoned Residential Single Family with a maximum of 5 units per acre (RSF-5) zone district

The following properties in Section 6, 1S 1E of the Ute Meridian, Mesa County Colorado:

NW4NW4NW4 SEC 6 1S 1E S OF I-70; and

BEG NW COR NW4 SW4 NW4 SEC 6 1S 1E S 89DEG45' E 624.36FT S 0DEG05' E 168FT N 9DEG45' W 624.61FT N 168FT TOBEG EXC FOR ROW ON W; and

SW4NW4NW4 SEC 6 1S 1E N OF GOVT CNL OF 2.76 ACRES; and

THAT PT OF E2NW4NW4 S OF GOVT CNL SEC 6 1S 1E; and

BEG 168FT S OF NW COR NW4 SW4 NW4 OF SEC 6 1S 1E S 89DEG45' E 624.61FT S 0DEG05' E 246.33FT N 89DEG47' W 624.96FT N 246.60FT TO BEG EXC FOR ROW ON W; and

ALL LD LYG S OF GOVT HILI CNL IN SW4NW4NW4 SEC 6 1S 1E; and

LOTS 1, 2, 3, 4, 5, 6 BLK 1 NORTHSTAR SUBDIVISION SEC 6 1S 1E & AN UNDIV INT IN COMMON AREAS; and

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 BLK 2 NORTHSTAR SUBDIVISION SEC 6 1S 1E & AN UND INT IN COMMON AREAS; and

The following properties in Section 1, 1S 1W of the Ute Meridian, Mesa County Colorado:

LOT 1 REA MINOR SUB SEC 1 1S 1W; and

LOT 1 JOYNER MINOR SUBDIVISION SEC 1 1S 1W; and

LOT 2 JOYNER MINOR SUBDIVISION SEC 1 1S 1W; and

BEG SE COR NE4NE4 SEC 1 1S 1W N 89DEG29' W 175FT ALGS LI LOT 20 JAYNES SUB N 136.6FT S 89DEG29' E 175FT TO E LI NE4NE4 SEC 1 S TO BEG.

The following parcel shall be zoned Planned Airport Development (P.A.D.) zone district

The following property in Section 6, 1S 1E of the Ute Meridian, Mesa County Colorado:

BEG S 205.7FT FR NW COR SEC 6 1S 1E ALG ARC OF CVE TO LEFT RAD 1487.1FT CH BEARS S 75DEG45' E 677.9FT N 371.3FT N 89DEG53'30" SEC W 657FT S 205.7FT TO BEG

Introduced on first reading this 6th day of October, 1999.

PASSED and ADOPTED on second reading this 20th day of October, 1999.

/s/ Gene Kinsey
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk