

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3197

Ordinance Zoning the Hidden Lake Annexation to the following:

Residential Single Family with a maximum of 2 units per acre (RSF-2)

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 the RSF-2 zone district to this annexation for the following reasons:

- This zone district meets 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.
- This zone district meets 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-2 zone district be established.

The Planning Commission and City Council find that the RSF-2 zoning is 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 properties shall be zoned Residential Single Family Rural with a minimum of 2 units per acre (RSF-2) zone district

**PERIMETER BOUNDARY LEGAL DESCRIPTION
HIDDEN LAKE ANNEXATION**

A parcel of land situate in the SW 1/4 & SE 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the S 1/4 corner of Section 15; thence S 89°50'00" W along the south line of the SE 1/4 SW 1/4 of said Section 15 a distance of 191.58 feet to a point on the easterly right of way line for Rosevale Road; thence along the easterly right of way line for said Rosevale Road the following 3 courses:

- 1) N 37°42'00" W a distance of 66.68 feet to a point;
- 2) N 21°56'13" W a distance of 50.75 feet to a point;
- 3) N 37°25'31" W a distance of 500.53 feet to the True Point of Beginning of the parcel described herein;

thence continuing along the easterly right of way line for said Rosevale Road the following 4 courses:

1) N 44°53'02" W a distance of 129.49 feet to a point;
2) N 37°42'00" W a distance of 254.47 feet to a point;
3) N 21°00'16" W a distance of 161.40 feet to a point;
4) S 68°59'44" W a distance of 48.41 feet to a point;
thence N 37°42'00" W a distance of 224.46 feet to a point; thence N 05°17'00" E a distance of 28.55 feet to a point on the southerly right of way line for Colorado State Highway No. 340;
thence S 69°13'00" W along the southerly right of way line for said Colorado State Highway No. 340 a distance of 138.30 feet to a point; thence continuing along said southerly right of way line N 54°15'00" W a distance of 143.86 feet to a point; thence crossing said Colorado State Highway No. 340 N 00°00'00" W a distance of 195.61 feet to a point on the northerly right of way line for said Colorado State Highway No. 340; thence N 62°05'30" E along the northerly right of way line for said Colorado State Highway No. 340 a distance of 226.78 feet to a point on the westerly bank of the Colorado River; thence N 63°13'07" W along the westerly bank of said Colorado River a distance of 259.30 feet to a point on the east line of the W 1/2 SW 1/4 of said Section 15; thence N 00°00'00" W along the east line of said W 1/2 SW 1/4 a distance of 110.63 feet to a point; thence S 86°12'55" E a distance of 1205.64 feet to a point on the easterly bank of said Colorado River; thence S 34°45'43" E along said easterly bank a distance of 47.49 feet to a point on the southerly right of way line for said Colorado State Highway No. 340; thence along said southerly right of way line the following 3 courses:
1) S 63°23'00" W a distance of 296.63 feet to a point;
2) S 20°47'00" E a distance of 168.40 feet to a point;
3) S 69°13'00" W a distance of 299.00 feet to a point;
thence leaving the southerly right of way line for said Colorado State Highway No. 340 S 54°29'30" E a distance of 120.20 feet to a point; thence S 69°13'00" W a distance of 208.24 feet to a point; thence S 37°42'00" E a distance of 678.84 feet to a point; thence S 89°50'00" W a distance of 301.59 feet to the point of beginning, containing 15.58 acres more or less.

Introduced on first reading this 20th day of October, 1999.

PASSED and ADOPTED on second reading this 3rd day of November, 1999.

/s/ Gene Kinsey

Mayor

ATTEST:

/s/ Stephanie Nye

City Clerk