

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3208**

**Ordinance Zoning the Indian Village/The Vistas Enclave Annexation to the following:  
Residential Single Family with a maximum of 5 units per acre (RSF-5),  
Residential Single Family with a maximum of 8 units per acre (RSF-8), and  
Planned Residential with a maximum of 6.5 units per acre (PR 6.5),**

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 RSF-5, RSF-8 and PR 6.5 zone districts to this annexation for the following reasons:

- These 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.
- These 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, RSF-8 and PR 6.5 zone districts be established.

The Planning Commission and City Council find that the RSF-5, RSF-8 and PR 6.5 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 properties shall be zoned Residential Single Family Rural with a maximum density of 5 units per acres (RSF-5) zone district**

LOTS 1-3 KRUSE SUB SEC 6 1S 1E; and also LOTS 68-98 INDIAN VILLAGE SUB FIL #2 SEC 6 1S 1E & AN UND INT IN OUTLOT A FIL 1; and also LOTS 36-67 INDIAN VILLAGE SUB FIL #1 SEC 6 1S 1E & AN UND INT IN OUTLOT A FIL 1; and also LOTS 20-31, 34, 35 INDIAN VILLAGE SUB FIL #2 SEC 6 1S 1E & AN UND INT IN OUTLOT A FIL 1; and also LOT 19 INDIAN VILLAGE SUB FIL #1 SEC 6 1S 1E EXC BEG SE COR SD LOT 18 N55°48'57"E 70' S32°35'02"W 69.91' ALG ARC CUR LEFT RAD 232.58' CHORD BEARS N45°58'18"W 28.17' TO BEG & AN UND INT IN OUTLOT A FIL 1; and also LOT 18 INDIAN VILLAGE SUB FIL #1 SEC 6 1S 1E + THAT PT OF LOT 19 OF INDIAN VILLAGE SUB FIL #1 DESC BEG SE COR LOT 18 N55°48'47"E 70' S32°35'02"W 69.91' ALG ARC CVE LEFT RAD 232.58' CHORD BEARS N45°58'18"W 28.17' TO BEG & AN UND INT IN OUTLOT A FIL 1; and also LOT 32 & THAT PT OF LOT 33 INDIAN VILLAGE SUB FIL # 2 SEC 6 1S

1E DESC-FOLLS BEG NW COR SD LOT 33 N88°07'41"E 99.74' TO NE COR SD LOT 33 S84°52'38"W 99.98' ALG ARC OF CVE TO LEFT RAD 250' LONG CHD BRS N01°16'50"W 5.67' TO POB & AN UND INT IN OUTLOT A FIL 1; and also LOT 33 INDIAN VILLAGE SUB FIL NO 2 SEC 6 1S 1E EXC BEG NW COR SD LOT 33 N88°07'41"E 99.74' TO NE COR SD LOT 33 S84°52'38"W 99.97' ALG ARC OF CVE TO LEFT RAD 250' LONG CHD BRS N01°16'50"W 5.67' TO POB & AN UND INT IN OUTLOT A FIL 1; and also LOTS 1-17 INDIAN VILLAGE SUB FIL #1 SEC 6 1S 1E & AN UND INT IN OUTLOT A FIL 1; and also BEG 1320' W & 264' N OF SE COR SEC 6 1S 1E N 132' W 290' S 132' E 290' TO BEG; and also BEG 150' W OF SE COR SW4SE4 SEC 6 1S 1E W 140' N 264' E 290' S 114' W 150' TO BEG EXC S 50' FOR ROW AS PER B-1365 P-199 MESA CO RECDS; and also BEG 330' W & 792' N OF SE COR SW4SE4 SEC 6 1S 1E W 171' N 80' E 171' S 80' TO BEG EXC E 40' FOR RD; and also BEG 330' W & 872' N OF SE COR SW4SE4 SEC 6 1S 1E W 171' S 80' W 159' N 160' E 330' S 80' TO BEG EXC E 40' FOR RD; and also BEG 264' N OF SE COR SW4SE4 SEC 6 1S 1E W 290' N 264' E 290' S TO BEG EXC S 132' THEREOF; and also BEG 330' W + 1056' N OF SE COR SW4SE4 SEC 6 1S 1E W 330' N 264' E 330' S TO BEG EXC E 40' FOR RD ROW ALSO EXC BEG 330' W + 1170' N OF SE COR OF SD SEC 6 W 330' N 150' E 330' S 150' TO BEG; and also BEG 330' W + 1170' N OF SE COR SW4SE4 SEC 6 1S 1E W 330' N 150' E 330' S 150' TO BEG EXC E 40' FOR RD ROW; and also BEG 1320' W + 792' N OF SE COR SEC 6 1S 1E W 290' N 264' E 290' S TO BEG EXC S 139.75' THEREOF; and also BEG 1320' W + 792' N OF SE COR SEC 6 1S 1E N89°57'W 290' N 139.75' S89°57'E 290' S 139.75' TO BEG; and also BEG 370' W + 264' N OF SE COR SW4SE4 SEC 6 1S 1E W 290' N 264' E 290' S TO BEG EXC S 104' OF E 120' THEREOF; and also BEG 370' W + 264' N OF SE COR SW4SE4 SEC 6 1S 1E W 120' N 104' E 120' S TO BEG; and also BEG 78.10' E OF S4 COR SEC 6 1S 1E N 168' N78°30'E 100' S25°E 63.93' S 130' W 125' TO BEG EXC S 50' FOR ROW AS IN B-1410 P-315 MESA CO RECDS; and also BEG 203.10' E OF S4 COR SEC 6 1S 1E N 130' N25°W 63.93' N31°03'E 138.10' S27°41'E 120' S 200' W 100' TO BEG EXC S 50' FOR ROW AS IN B-1363 P-269 & B-1410 P-314 MESA CO RECDS; and also BEG 1320' W OF SE COR SEC 6 1S 1E W 150' N 150' E 150' S TO BEG EXC S 50' FOR ROW AS IN B-1363 P-266 MESA CO RECDS; and also BEG 1690' W OF SE COR SEC 6 1S 1E N 264' W 290' S 264' E TO BEG EXC S 50' FOR ROW AS IN B-1116 P-414 & B-1363 P-267 MESA CO REC; and also BEG 1650' W + 528' N OF SE COR SEC 6 1S 1E N 132' W 330' S 132' E TO BEG EXC E 40' FOR ST; and also BEG 528' N OF SE COR SW4SE4 SEC 6 1S 1E W 290' N 264' E 290' S TO BEG; and also BEG 1650' W + 660' N OF SE COR SEC 6 1S 1E N 132' W 330' S 132' E TO BEG EXC E 40' FOR ST; and also BEG 330' W + 952' N OF SE COR SW4SE4 SEC 6 1S 1E W 330' N 104' E 330' S TO BEG EXC E 40' FOR RD

**The following properties shall be zoned Residential Single Family with a maximum density of 8 units per acre (RSF-8) zone district**

BEG NE COR NW4NE4 SEC 7 1S 1E W 120' S 175' E 120' N TO BEG EXC N 50' FOR RD ROW AS PER B-1357 P-675 MESA CO RECDS; and also E2W2NE4NE4

SEC 7 1S 1E EXC N 50' FOR ROW AS DESC IN B-1370 P-210 OF MESA CO RECDS; and also E 15A OF NW4NE4 SEC 7 1S 1E EXC E 330' OF N 320'; and also BEG S 30' + W 230' FR NW COR NE4NE4 SEC 7 1S 1E S 170' W 100' N 170' E 100' TO BEG EXC N 20' FOR RD ROW AS PER B-1357 P-676 MESA CO RECDS; and also BEG 120' W OF NE COR NW4NE4 SEC 7 1S 1E W 210' S 320' E 330' N 145' W 120' N 175' TO BEG EXC BEG S30' + W 230' FR NW COR NE4NE4 SEC 7 S 170' W 100' N 170' E 100' TO BEG & EXC N 50' FOR RD ROW AS DESC IN B-1258 P-490 & B-1358 P-639 MESA CO RECDS; and also BEG 30' S & 165' W OF NE COR SEC 7 1S 1E S02'E 470' S32°23'W 806' W 63' N02'W 1149.39' E 495' TO BEG EXC N 20' AS DESC IN B-1363 P-268 OF MESA CO RECDS

**The following properties shall be zoned Planned Residential with a maximum density of 6.5 units per acre (PR 6.5) zone district**

2943-071-00-009

NW4NW4NE4 & W4E2NW4NE4 & SW4NW4NE4 SEC 7 1S 1E EXC 50' ROW ON N AS DESC IN B-1358 P-638 MESA CO RECDS

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Introduced on first reading this 3<sup>rd</sup> day of November, 1999.

PASSED and ADOPTED on second reading this 17th day of November, 1999.

/s/ Gene Kinsey

Mayor

ATTEST:

/s/ Theresa F. Martinez

Deputy City Clerk