

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3211

ZONING THE KEESEE ANNEXATION AT 2070 SOUTH BROADWAY TO RSF-E

Recitals:

The property located at 2070 South Broadway consists of 20 acres. The property had a County zoning of R1B which allows ½ acre lots. The Future Land Use Map of the Growth Plan was recently amended to designate this property as Residential Estate, 2 to 5 acres per unit.

The applicant had originally requested a zoning of RSF-4. The previous County zoning on the property was R1B, which allows for 2 units per acre. The Council considered that request, along with the request for a Growth Plan Amendment, and redesignated the property to Residential Estate (2 to 5 acres, per unit).

The City zone district that would be consistent with the Growth Plan designation of Estate is RSF-E(Residential Single Family, 2 acres per unit).

Council finds that the proposed zone of annexation to RSF-E meets the criteria as stated in section 4-4-4 and section 4-11 of the Zoning and Development Code in the following ways:

- There have been changes in the area with the expansion of the golf course and additional filings of the Seasons that warrant a transitional zone between the higher density to the west and lower densities to the east.
- The proposed zoning of RSF-E would be compatible with the large lot single family residential properties to the south and east of this property.
- The proposed zoning is in conformance with the recently amended Growth Plan.

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-E:

A parcel of land situate in the NW 1/4 NW 1/4 of Section 26, the NE 1/4 NE 1/4 of Section 27, the SE 1/4 SE 1/4 of Section 22 and in the SW 1/4 SW 1/4 of Section 23 all in Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the E 1/16 corner on the section line common with Section 27 and Section 22; thence N 00°15'07" E along the west line of the SE 1/4 SE 1/4 of Section 22 a distance of 24.00 feet to a point; thence S 88°10'32" E along a line 1.00 feet south of and parallel with the north right of way line for Desert Hill Road (said right of way being described in Book 901, Page 298 of the records of the Mesa County Clerk and Recorder) a distance of 1329.12 feet to a point on the section line common with said Section 22 and Section 23; thence S 89°48'45" E along a line 1.00 feet south of and parallel with the north right of way line for said Desert Hill Road a distance of 181.13 feet to a point; thence leaving said line and crossing said Desert Hill Road S 01°00'32" E a distance of 593.41 feet to a point; thence N 88°47'15" W a distance of 1514.81 feet to a point on the west line of the NE 1/4 NE 1/4 of Section 27; thence N 00°33'32" W along the west line of said NE 1/4 NE 1/4 a distance of 580.20 feet to the point of beginning, containing 20.70 acres more or less.

INTRODUCED for FIRST READING this 3rd day of November, 1999.

PASSED on SECOND READING this 17th day of November, 1999.

ATTEST:

/s/ Theresa F. Martinez
City Clerk

/s/ Gene Kinsey
President of City Council

