

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3232

Ordinance Zoning the Rump Property to the following:

RSF-R, 5 acres per unit

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

- The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area.
- The 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-R zone district be established.

The Planning Commission and City Council find that the RSF-R 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 property shall be zoned RSF-R, 5 acres per unit, zone district:

Parcel #1: A parcel of land located in the Northwest Quarter of Section 26, Township 11 South, Range 101 West of the 6th P.M., being more particularly described as follows:

Commencing at the North Quarter corner of Section 26, Township 11 South, Range 101 West of the 6th P.M.; Thence South 00 degrees 24 minutes 48 seconds West, a distance of 7.74 feet to the POINT OF BEGINNING; Thence South 00 degrees 25 minutes 20 seconds East, a distance of 1015.10 feet; Thence South 89 degrees 55 minutes 07 seconds West, a distance of 5.00 feet; Thence South 89 degrees 55 minutes 07 seconds West, a distance of 681.63 feet; Thence North 24 degrees 50 minutes 00 seconds West, a distance of 222.64 feet; Thence North 57 degrees 43 minutes 57 seconds West, a distance of 121.84 feet; Thence South 34 degrees 35 minutes 47 seconds West, a distance of 332.76 feet; Thence South 05 degrees 32 minutes 07 seconds West, a distance of 354.33 feet; Thence South 19 degrees 25 minutes 37 seconds West, a distance of 160.13 feet; thence along the arc of a curve to the left having a delta angle of 5 degrees 22 minutes 37 seconds, with a radius of 325.00 feet, an arc length of 30.50 feet, a chord bearing of North 08 degrees 38 minutes 44 seconds West,, and a chord length of 30.49 feet; Thence North 11 degrees 20 minutes 03 seconds West, a distance of 185.15 feet; thence along the arc of a curve to the right having a delta angle of 12 degrees 41 minutes 09 seconds, with a

radius of 275.00 feet, an arc length of 60.89 feet, a chord bearing of North 04 degrees 59 minutes 28 seconds West,, and a chord length of 60.76 feet; Thence North 01 degrees 21 minutes 06 seconds East, a distance of 136.58 feet; thence along the arc of a curve to the right having a delta angle of 16 degrees 31 minutes 42 seconds, with a radius of 175.00 feet, an arc length of 50.48 feet, a chord bearing of North 09 degrees 36 minutes 57 seconds East,, and a chord length of 50.31 feet to a point on the northwesterly Right-of-way line of the Redlands Water and Power Canal; Thence, along said Right-of-way line the following courses; Thence North 17 degrees 52 minutes 48 seconds East, a distance of 54.15 feet; thence along the arc of a curve to the right having a delta angle of 21 degrees 26 minutes 57 seconds, with a radius of 275.00 feet, an arc length of 102.95 feet, a chord bearing of North 28 degrees 36 minutes 16 seconds East,, and a chord length of 102.35 feet; Thence North 39 degrees 19 minutes 45 seconds East, a distance of 120.81 feet; thence along the arc of a curve to the left having a delta angle of 10 degrees 32 minutes 25 seconds, with a radius of 1046.00 feet, an arc length of 192.42 feet, a chord bearing of North 28 degrees 49 minutes 38 seconds East,, and a chord length of 192.15 feet; Thence North 23 degrees 33 minutes 26 seconds East, a distance of 52.65 feet; Thence North 23 degrees 33 minutes 26 seconds East, a distance of 59.85 feet; thence along the arc of a curve to the right having a delta angle of 21 degrees 09 minutes 37 seconds, with a radius of 379.00 feet, an arc length of 139.97 feet, a chord bearing of North 34 degrees 08 minutes 14 seconds East,, and a chord length of 139.18 feet; Thence North 44 degrees 43 minutes 02 seconds East, a distance of 70.46 feet; thence along the arc of a curve to the right having a delta angle of 36 degrees 13 minutes 59 seconds, with a radius of 360.00 feet, an arc length of 227.66 feet, a chord bearing of North 61 degrees 30 minutes 19 seconds East, and a chord length of 223.88 feet; thence along the arc of a curve to the right having a delta angle of 7 degrees 03 minutes 06 seconds, with a radius of 360.00 feet, an arc length of 44.31 feet, a chord bearing of North 83 degrees 08 minutes 52 seconds East,, and a chord length of 44.28 feet; thence along the arc of a curve to the right having a delta angle of 10 degrees 53 minutes 13 seconds, with a radius of 360.00 feet, an arc length of 68.40 feet, a chord bearing of South 87 degrees 52 minutes 59 seconds East,, and a chord length of 68.30 feet; Thence South 82 degrees 26 minutes 23 seconds East, a distance of 143.16 feet; thence along the arc of a curve to the left having a delta angle of 68 degrees 11 minutes 28 seconds, with a radius of 213.50 feet, an arc length of 254.10 feet, a chord bearing of North 63 degrees 27 minutes 53 seconds East,, and a chord length of 239.37 feet; Thence North 29 degrees 22 minutes 09 seconds East, a distance of 46.50 feet; Thence North 29 degrees 22 minutes 09 seconds East, a distance of 116.02 feet; Thence North 31 degrees 00 minutes 04 seconds East, a distance of 66.86 feet; to the POINT OF BEGINNING. Said parcel containing an area of 16.018 Acres, as described.

Parcel #2: Rump Parcel #2 Located at NW Corner of South Camp and South Broadway, A parcel of land located in the Northeast Quarter and Northwest Quarter of Section 26, Township 11 South, Range 101 West of the 6th P.M., being more particularly described as follows: BEGINNING at the Southeast corner of the Northeast Quarter Northwest Quarter of Section 26, Township 11 South, Range 101 West of the 6th P.M.; Thence North 89 degrees 46 minutes 44 seconds East, a distance of 1434.54 feet to the Northeast corner of G.L.O. Lot 2; Thence South 00 degrees 17 minutes 56 seconds East, along the East line of said Section 26, a distance of 477.62 feet to a point on the north Right-of-way line of South Broadway; Thence North 89 degrees 46 minutes 36 seconds West, along said North Right-of-way line, a distance of 456.54 feet; Thence North 00 degrees 19 minutes 46 seconds West, a distance of 469.04 feet; Thence South 89 degrees 46 minutes 24 seconds West, a distance of 982.58 feet; Thence North 00 degrees 25 minutes 01 seconds West, a distance of 307.42 feet; Thence North 89 degrees 55 minutes 07 seconds East, a distance of 4.67 feet; Thence South 00 degrees 26

minutes 46 seconds East, a distance of 302.28 feet; to the POINT OF BEGINNING. Said parcel containing an area of 5.1 Acres, as described.

Parcel #3: Located at approximately South Broadway and Riggs Hill also referred to as the Desert Hills Estates Annexation No. 2. A parcel of land situated in the SE1/4 NW1/4 and in G.L.O. Lot 2 of Sec 26 T11S R101W of the 6th PM, Mesa County, CO, described as follows: Commencing at the NW 1/16th corner of Sec 26 S00°55'00"E along the West line of the SE1/4 NW1/4 of Sec 26 386.36' to a point on the South ROW line for South Broadway; along the South ROW line for South Broadway the following three courses: S75°35'04"E 452.83'; 204.04' along the arc of a curve to the left having a radius of 848.51' and a long chord bearing S82°28'43"E 203.55'; S89°22'04"E 865.67' to a point on the West ROW line for Meadows Way; S00°39'56"W along the West ROW line for said Meadows Way 128.18' to a point; leaving said west ROW line S68°43'00"W 354.38' to a point; S81°38'00"W 177.90' to a point; N82°10'00"W 627.50' to a point; N82°53'00"W 156.20' to a point; N53°30'00"W 272.00' to a point on the West line of said SE1/4 NW1/4 167.64' to the NW 1/16th corner of said Sec 26 and POB, containing 8.26 acres more or less.

Introduced on first reading this 19th day of January, 2000.

PASSED and ADOPTED on second reading this 16th day of February, 2000.

/s/ Gene Kinsey
President of the Council

ATTEST:

/s/ Stephanie Nye
City Clerk