

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3261

ZONING THE GODBY ANNEXATION TO RSF-R AND RSF-E, LOCATED AT THE NORTHWEST CORNER OF F 1/2 AND 30 1/2 ROADS (3048 F 1/2 ROAD)

Recitals.

The following property has been annexed to the City of Grand Junction as the Godby Annexation Nos. 1 and 2 and requires a zone of annexation.

The original application requested that the property be zoned from County AFT to RSF-R and RSF-2 (Residential rural with a density not to exceed one dwelling per five acres and Residential single family with a density not to exceed two dwellings per acre). The Planning Commission recommended that the zone of annexation be RSF-R for proposed Lot 1, Godby Minor Subdivision and RSF-E (Residential estate with a density not to exceed one dwelling per two acres) on proposed Lot 2.

The City of Grand Junction Growth Plan Future Land Use Map designates this area for Residential Medium Low-Density 2-4 dwelling units per acre. The location of the Airport Critical Zone on the property prevents zoning to this higher density.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 4-11 of Grand Junction Zoning and Development Code and recommended approval of this zone change to RSF-R and RSF-E at its May 9, 2000 hearing.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Council finds that the proposed Zone of Annexation meets the criteria as set forth in Section 4-11 of the Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from County AFT to City RSF-R and RSF-E:

Proposed Lot 1 – RSF-R

A parcel of land located in the SE 1/4 SE 1/4 NW 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at a found Mesa County survey marker being the C ¼ corner of said Section 4, the basis of bearing being N00°12'56"W along the east line of said SE ¼ SE ¼ NW ¼ to another found Mesa County survey marker being the C-N 1/16 corner of said Section 4; thence S89°59'35"W a distance of 535.40 feet, along the south line of said SE ¼ SE ¼ NW ¼;
thence N00°11'46"W a distance of 30.00 feet to the Point of Beginning;
thence N00°11'46"W a distance of 180.00 feet;
thence S89°59'35"W a distance of 125.00 feet;
thence N00°11'46"W a distance of 446.13 feet to the north line of said SE ¼ SE ¼ NW ¼;
thence S89°59'35"E a distance of 431.56 feet along said north line;
thence S00°12'56"E a distance of 489.08 feet;
thence N89°59'35"E a distance of 75.03 feet;
thence S00°12'56"E a distance of 136.95 feet;
thence S89°59'35"W a distance of 381.40 feet to the Point of Beginning:
Said parcel contains 5.9 acres more or less.

Proposed Lot 2 – RSF-E

A parcel of land located in the SE ¼ SE ¼ NW ¼ of Section 4, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at a found Mesa County survey marker being the C ¼ corner of said Section 4, the basis of bearing being N00°12'56"W along the east line of said SE ¼ SE ¼ NW ¼ to another found Mesa County survey marker being the C-N 1/16 corner of said Section 4;
thence N00°12'56"W a distance of 30.00 feet along said east line;
thence S89°59'35"W a distance of 26.00 feet to the Point of Beginning;
thence S89°59'35"W a distance of 127.59 feet;
thence N00°12'56"E a distance of 136.95 feet;
thence S89°59'35"W a distance of 75.03 feet;
thence N00°12'56"W a distance of 489.08 feet to the north line of said SE ¼ SE ¼ NW ¼;
thence S89°59'35"E a distance of 198.62 feet along said north line;
thence S00°12'56"E a distance of 625.98 feet to the Point of Beginning:
Said parcel contains 2.7 acres more or less.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of May, 2000.

PASSED on SECOND READING this 7th day of June, 2000.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of City Council