

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3265**

**Zoning the G Road South Enclave Annexation to:**

- **Residential Single Family Rural with a maximum of 1 units per five acres (RSF-R),**
- **Residential Single Family one with a maximum of 1 unit per acre (RSF-1), and**
- **Residential Singel Family Two with a maximum of 2 units per acre (RSF-2)**

**Located between 25 ½ Road and 26 ½ Road**

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 RSF-R, RSF-1, and RSF-2 zone districts to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-R, RSF-1, and RSF-2 zone districts be established for the following reasons:

- These zone districts meet the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel.
- These zone districts meet the criteria found in Section 2.6 of the 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 one units per five acres (RSF-R\)** zone district:

2945-031-00-140

BEG N 0DEG02'24SEC W 173FT + N 61DEG15'48SEC W292.83FT FR SE COR SW4NE4 SEC 3 1S 1W N 61DEG15'48SEC W 188.57FT N 0DEG27'24SEC W 347.36FT N 29DEG56'46SEC W 195.69FT N 0DEG02'42SEC E 69.30FT S 89DEG56'12SEC E 150FT S 50DEG27'28SEC E 274.99FT S 0DEG02'24SEC E 263.34FT ALG ARC OF CURVE TO LEFT WHOSE RADIUS IS 50FT CHORD BEARS S 34DEG26'38SEC W 69.36FTS 89DEG32'36SEC W 58.72FT S 0DEG27'24SEC W 180.90FT TO BEG

2945-031-00-141

BEG N 0DEG02'24SEC W 397.58FT + N 47DEG02'24SEC W136.73FT + N 0DEG02'24SEC W 10.0FT FR SE COR SW4NE4SEC 3 1S 1W ALG ARC OF CURVE

TO LEFT WHOSE RADIUS IS 50FT CHORD BEARS N 31DEG55'02SEC W 56.81FT  
N 0DEG02'24SEC W 591.50FT N 89DEG58'24SEC W 391.72FT N 0DEG02'42SEC E  
180.0FT S 89DEG58'24SEC E 421.45FT S 0DEG02'24SEC E 819.71FT TO BEG

2945-031-00-142

BEG N 0DEG02'24SEC W 173.0FT + N 61DEG15'48SEC W 481.4FT + N  
0DEG27'24SEC W 347.36 + N 29DEG56'46SEC W 195.69FT + N 0DEG02'42SEC E  
69.3FT FR SE COR SW4NE4 SEC 3 1S 1W N 0DEG02'42SEC E 150.0FT S  
89DEG58'24SEC E 391.72FT S 0DEG02'24SEC E 591.50FT ALG ARC CURVE TO  
LEFT WHOSE RADIUS IS 50FT CHORD BEARS N 84DEG05'19SEC W 30.16FT N  
0DEG02'24SEC W 263.34FT N 50DEG27'28SEC W 274.99FT N 89DEG56'12SEC  
W 150.0FT TO BEG

2945-031-00-143

BEG N 0DEG02'24SEC W 173.0FT FR SE COR SW4NE4 SEC 3 1S 1W N  
61DEG15'48SEC W 292.83FT N 0DEG27'24SEC W 180.90FT N 89DEG32'36SEC E  
58.72FT ALG ARC CURVE TO LEFT WHOSE RADIUS IS 50FT CHORD BEARS S  
58DEG15'26SEC E 75.23FT S 47DEG02'24SEC E 185.02FT S 0DEG02'24SEC E  
156.22FT TO BEG

2945-031-00-123

BEG S 688.5FT + N 89DEG59' E 265FT FR N4 COR SEC 3 1S 1W N 89DEG59' E  
521FT S 632.5FT S 89DEG59' W 761FT N 15FT N 89DEG59' E 240FT N 617.5FT TO  
POB

2945-031-00-138

BEG NE COR NW4NE4 SEC 3 1S 1W S 0DEG00'49SEC E 1321.63FT N  
89DEG58'41SEC W 531.53FT S 0DEG00'35SEC W 870.80FT E 514.97FT N  
0DEG00'49SEC W 450.63FT E 16.50FT TO BEG

2945-031-00-147

BEG 243.60FT W OF NE COR NW4NE4 SEC 3 1S 1W S 450FT W 290.40FT N 450FT  
E 290.40FT TO BEG

2945-031-00-148

BEG 16.5FT W OF NE COR NW4NE4 SEC 3 1S 1W S 450FT TO APT 16.5FT W +  
871FT N OF SE COR SD NW4NE4 W 227.1FT N 450FT E TO BEG

2945-034-00-067

BEG NE COR SW4SE4 SEC 3 1S 1W W 662FT S 16MIN E 914.8FT E 261.4FT N  
79DEG58MIN E 405.4FT N 11MIN W 843.5FT TO BEG

**The following properties shall be zone Residential Single Family with a maximum density of one unit per acre (RSF-1) zone district:**

A parcel of land situate in Section 2 and 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 corner of said Section 2; thence S 00°00'00" W along the north-south centerline of said Section 2 a distance of 1977.00 feet to a point; thence N 90°00'00" E a distance of 481.12 feet to the northwest corner of Lot 8 of Round Hill Subdivision; thence S 00°00'00" W along the west line of said Lot 8 a distance of 251.65 feet to the southwest corner of said Lot 8; thence along the northwesterly right of way line for F 1/2 Road the following 3 courses:

- 1) 461.32 feet along the arc of a curve concave to the southeast, having a radius of 560.00 feet, a delta angle of 47°11'58" and a long chord bearing S 55°35'59" W a distance of 448.39 feet to a point;
- 2) S 32°00'00" W a distance of 87.40 feet to a point;
- 3) 40.32 feet along the arc of a curve to the right, having a radius of 39.83 feet, a delta angle of 58°00'00" and a long chord bearing S 61°00'00" W a distance of 38.62 feet to a point on the east right of way line for 26 1/2 Road;

thence S 00°00'00" W along the east right of way line for said 26 1/2 Road a distance of 60.00 feet to a point; thence N 89°51'00" E a distance of 320.00 feet to the southeast corner of Lot 4 of said Round Hill Subdivision; thence S 00°00'00" W a distance of 314.00 feet to the south right of way line for the Grand Valley Highline Canal; thence N 89°45'20" W along the south right of way line for said Grand Valley Highline Canal a distance of 318.54 feet to a point on the east right of way line for said 26 1/2 Road; thence S 00°00'00" W along said east right of way line a distance of 159.52 feet to a point; thence N 90°00'00" E a distance of 235.46 feet to a point; thence S 00°00'00" W a distance of 99.00 feet to a point; thence S 52°30'57" E along the southwesterly right of way of the abandoned Grand River Valley Railroad a distance of 500.30 feet to a point on the southerly right of way line for Horizon Drive; thence S 53°51'00" W along the southerly right of way line for said Horizon Drive a distance of 771.91 feet to a point on the east right of way line for said 26 1/2 Road; thence N 00°00'00" W along said east right of way line a distance of 13.24 feet to a point; thence N 90°00'00" W a distance of 10.00 feet to a point on said east right of way line; thence N 00°00'00" W along the east right of way line for said 26 1/2 Road a distance of 160.49 feet to a point on the northwesterly edge of the Grand Valley Canal; thence N 53°51'00" E along the northwesterly edge of said Grand Valley Canal a distance of 231.51 feet to a point; thence N 00°00'00" W a distance of 50.00 feet to a point; thence N 84°05'00" W a distance of 143.00 feet to a point; thence N 90°00'00" W a distance of 104.70 feet to a point on the west right of way line for said 26 1/2 Road; thence N 00°00'00" W along said west right of way line a distance of 292.30 feet to a point intersecting the west right of way line for said 26 1/2 Road and the north right of way line for Northacres Road; thence N 90°00'00" W a distance of 1131.93 feet to a point; thence N 00°02'00" W a

distance of 134.80 feet to a point; thence N 85°37'21" W along the southerly right of way line for the Grand Valley Canal a distance of 151.25 feet to a point; thence N 00°02'00" W a distance of 3.49 feet to a point on the south side of the maintenance road for the Grand Valley Canal; thence along the south side of the maintenance road of said Grand Valley Canal the following 7 courses:

- 1) N 72°35'00" W a distance of 113.28 feet to a point;
- 2) N 48°23'00" W a distance of 354.14 feet to a point;
- 3) N 65°30'00" W a distance of 103.40 feet to a point;
- 4) S 88°23'00" W a distance of 56.66 feet to a point;
- 5) S 58°43'00" W a distance of 109.72 feet to a point;
- 6) S 48°09'00" W a distance of 449.29 feet to a point;
- 7) S 74°09'00" W a distance of 378.13 feet to a point on the section line common with Section 2 and Section 3;

thence N 90°00'00" E a distance of 280.50 feet to a point; thence S 00°02'00" E a distance of 656.50 feet to a point; thence N 90°00'00" E a distance of 66.06 feet to a point; thence S 00°02'00" E a distance of 260.09 feet to a point; thence N 90°00'00" W a distance of 346.50 feet to a point on the section line common with said Section 2 and Section 3; thence S 00°00'00" W along said common section line a distance of 670.28 feet to a point; thence S 87°41'00" W a distance of 462.25 feet to a point; thence N 00°00'00" W a distance of 90.72 to a point; thence N 34°10'00" W a distance of 21.11 feet to a point; thence N 65°53'00" W a distance of 78.20 feet to a point; thence S 87°57'00" W a distance of 147.62 feet to a point on the centerline for 25 7/8 Road; thence crossing the west 1/2 of said 25 7/8 Road S 88°17'28" W a distance of 31.50 feet to a point; thence along the southerly right of way line for Meander Drive the following 8 courses:

- 1) 21.49 feet along the arc of a curve concave to the southeast, having a radius of 37.50 feet, a delta angle of 32°50'20" and a long chord bearing S 53°33'30" W a distance of 21.20 feet to a point;
- 2) S 37°08'00" W a distance of 102.17 feet to a point;
- 3) 176.75 feet along the arc of a curve to the right, having a radius of 100.00 feet, a delta angle of 101°16'13" and a long chord bearing S 87°46'00" W a distance of 154.60 feet to a point;
- 4) N 41°36'00" W a distance of 72.60 feet to a point;
- 5) 32.14 feet along the arc of a curve to the left, having a radius of 50.00 feet, a delta angle of 36°49'47" and a long chord bearing N 60°00'54" W a distance of 31.39 feet to a point;
- 6) N 78°26'00" W a distance of 70.60 feet to a point;
- 7) 105.50 feet along the arc of a curve to the right, having a radius of 75.00 feet, a delta angle of 80°35'46" and a long chord bearing N 38°08'00" W a distance of 97.00 feet to a point;
- 8) N 02°10'00" E a distance of 34.50 feet to a point;

thence S 48°28'00" W a distance of 210.00 feet to a point on the east line of the SW 1/4 SE 1/4 of said Section 3; thence S 79°58'00" W a distance of 405.40 feet to a point; thence N 90°00'00" W a distance of 261.40 feet to a point on the west line of the E 1/2 SW 1/4 SE 1/4 of said Section 3; thence N 00°00'35" W along said west line a distance of 933.43 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 3; thence

S 89°55'41" E along said south line a distance of 658.51 feet to the SE 1/16 corner of said Section 3; thence N 00°09'22" W along the east line of the NW 1/4 SE 1/4 of said Section 3 a distance of 1311.06 feet to the CE 1/16 corner of said Section 3; thence N 00°01'06" W a distance of 30.00 feet to a point on the north right of way line for F 1/2 Road; thence N 00°01'06" W a distance of 116.47 feet to a point on the southwesterly right of way line for the Grand Valley Canal; thence N 61°15'48" W along said southwesterly right of way line a distance of 482.36 feet to a point; thence leaving said southwesterly right of way line N 00°27'24" W a distance of 384.66 feet to a point; thence N 29°56'46" W a distance of 195.69 feet to a point; thence N 00°02'42" E a distance of 399.30 feet to a point on the north line of the SW 1/4 NE 1/4 of said Section 3; thence S 89°59'00" W a distance of 531.70 feet to a point; thence N 00°00'00" W a distance of 617.70 feet to a point on the south boundary line of Grisier-Ritter Minor Subdivision; thence N 89°59'37" E along said south boundary line a distance of 521.00 feet to the southeast corner of said Grisier-Ritter Minor Subdivision; thence N 00°00'00" W along the east boundary line of said Grisier-Ritter Subdivision a distance of 688.50 feet to a point on the north line of the NE 1/4 of Section 3; thence N 89°55'53" E along the north line of said NE 1/4 a distance of 1848.39 feet to the northeast corner of said Section 3; thence N 90°00'00" E along the north line of the NW 1/4 of Section 2 a distance of 2635.76 feet to the N 1/4 corner of said Section 2 and point of beginning, containing 406.83 acres more or less.

Excepting out the following parcels formerly annexed into the City limits and already zoned:

LOT 1, 2, 3, 5, 18, 19, 20, 21, 22, 23 NORTHFIELD ESTATES SUB SEC 2 1S 1W

LOTS 1, 2 & 3 NORTHFIELD WEST MINOR SUB SEC 2 1S 1W

LOTS 1, 2, & 3 GALLEY MINOR SUB SEC 3 1S 1W

And;

Excepting out the following parcels located within the G Road South Enclave Annexation Area:

2945-031-00-140

BEG N 0DEG02'24SEC W 173FT + N 61DEG15'48SEC W292.83FT FR SE COR SW4NE4 SEC 3 1S 1W N 61DEG15'48SEC W 188.57FT N 0DEG27'24SEC W 347.36FT N 29DEG56'46SEC W 195.69FT N 0DEG02'42SEC E 69.30FT S 89DEG56'12SEC E 150FT S 50DEG27'28SEC E 274.99FT S 0DEG02'24SEC E 263.34FT ALG ARC OF CURVE TO LEFT WHOSERADIUS IS 50FT CHORD BEARS S 34DEG26'38SEC W 69.36FTS 89DEG32'36SEC W 58.72FT S 0DEG27'24SEC W 180.90FT TO BEG

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2945-031-00-142

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2945-031-00-123

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521FT S 632.5FT S  
89DEG59' W 761FT N15FT N 89DEG59' E 240FT N 617.5FT TO POB

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BEG NE COR NW4NE4 SEC 3 1S 1W S 0DEG00'49SEC E 1321.63FT N  
89DEG58'41SEC W531.53FT S 0DEG00'35SEC W 870.80FT E 514.97FT N  
0DEG00'49SEC W 450.63FT E16.50FT TO BEG

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BEG 243.60FT W OF NE COR NW4NE4 SEC 3 1S 1W S 450FT W290.40FT N 450FT  
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BEG 16.5FT W OF NE COR NW4NE4 SEC 3 1S 1W S450FT TO APT 16.5FT W +  
871FT N OF SE COR SD NW4NE4 W 227.1FT N450FT E TO BEG

2945-034-00-067

BEG NE COR SW4SE4 SEC 3 1S 1W W 662FT S 16MIN E914.8FT E 261.4FT N  
79DEG58MIN E 405.4FT N 11MIN W843.5FT TO BEG

2945-034-23-002  
LOT 2 HILLTOP HEIGHTS WEST SUB SEC 3 1S 1W

2945-034-23-003  
LOT 3 HILLTOP HEIGHTS WEST SUB SEC 3 1S 1W

**The following properties shall be zone Residential Single Family with a maximum density of two units per acre (RSF-2) zone district:**

2945-034-23-002  
LOT 2 HILLTOP HEIGHTS WEST SUB SEC 3 1S 1W

2945-034-23-003  
LOT 3 HILLTOP HEIGHTS WEST SUB SEC 3 1S 1W

Introduced on first reading this 21<sup>st</sup> day of June, 2000.

PASSED and ADOPTED on second reading this 5th day of July, 2000.

/s/ Gene Kinsey  
President of the Council

ATTEST:

/s/ Stephanie Nye  
City Clerk