

ORDINANCE NO. 3283

Zoning the G Road North Enclave Annexation to:

- **Residential Single Family Rural (RSF-R);**
- **Residential Single Family with a maximum of two units per acre (RSF-2) and**
- **Planned Development (PD) with an approximate residential density of one unit per two acres.**

Located generally between 25 ½ Road and 26 ½ Road and north of G Road and south of H Road, but including one property north of H 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 the RSF-R, RSF-2 and PD zone districts to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that RSF-R, RSF-2 and PD 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 and conforms to the adopted Growth Plan Future Land Use Map.
- 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 zone Residential Single Family Rural with a maximum density of one unit per five acres (RSF-R)

2701-344-00-190

BEG 363FT E OF S4 COR SEC 34 1N 1W N 35DEG19' E 320FT N 1DEG51' E 119.87FT N14DEG48' E 152.52FT N 23DEG01' E 288.4FT N 73DEG38' E 174.67FT N 47DEG25' E 271.65FT N 37DEG29' E 370.07FT E 21FT S 128FT E 782.1FT SWLY ALG LI TO S SDSEC 34 W TO BEG EXC S 30FT FR RD - 23.77AC

2701-344-00-138

BEG 380.90FT N FR S4 COR SEC 34 1N 1W N 290.43FTN 74DEG10' E 75FT N 88DEG01'10SEC E

596.93FT S 23DEG01' W 200.22FT S 14DEG40' W 152.2FT W 551.9FT TO
BEGEXC W 25FT FOR RD

2701-352-00-010

BEG 25FT N + 337FT W OF SE COR N2SE4NW4 SEC 35 1N 1WW 205FT N
20DEG05MIN E 226.7FT N 25DEG E 105.7FT E 82.8FT S 308.4FT TO BEG

2701-352-00-012

THAT PT N2SE4NW4 SEC 35 1N 1W W OF CO RD EXC FR N4 CORSEC 35 S
31DEG54.7MIN W 1905.9FT + S 20FT FOR BEG S331.3FT N 89DEG56MIN W
310FT N 331.3FT S 89DEG56MIN E 310FT TO BEG

2701-352-00-015

BEG 440FT W OF NE COR S2SE4NW4 SEC 35 1N 1W W 879FT S TO N LI I-
70 NELY ALONGHWY TO A PT 20.4FT S OF BEG N TO BEG EXC ROW B-884
P-419 MESA CO RECORDS

2701-352-00-046

FR N4 COR SEC 35 1N 1W S 31DEG54.7' W 1905.9FT + S20FT FOR BEG S
331.3FT N 89DEG56MIN W 310FT N 331.3FTS 89DEG56MIN E 310FT TO
BEG

2701-352-00-064

BEG 420FT W NE COR N2SE4NW4 SEC 35 1N 1W W 588.8FT S 0DEG21' W
646.9FT S 89DEG37' E 469.24FT N 25FT N 20DEG 05' E 226.7FT N 25DEG E
105.7FT N 0DEG11' E 318.35FT TO BEG EXC RD IN B-884 P-418 CO CLERKS
OFF & INC THAT PT OF RD VACATED PER B-2084 P-345/346

2701-352-00-066

BEG NE COR N2SE4NW4 SEC 35 1N 1W W 420FT S 0DEG11' W 318.35FT E
82.8FT N 83DEG35' E 49.64FT N 53DEG24' E 322.6FT E 30FT N TO BEG EXC
E 30FT FOR ROAD

2701-352-00-106

BEG 345.7FT N OF SE COR N2SE4NW4 SEC 35 1N 1W S 60DEG17' W
246.9FT W 67.1FT N 131.1FT N 53DEG24' E 322.6FT E 30FT S 193.7FT TO
BEG EXC I-70 ROW ON E & INCBEG W 420FT & S 0DEG11' W 318.35FT & E
82.8FT FR NE COR N2SE4NW4 SD SEC 35 N 83DEG35' E 49.64FT S 131.1FT
E 67.1FT TO I-70 SWLY ALG I-70 TO A PT 308.4FT SOF BEG N 308.4FT TO
BEG

2701-263-00-012

BEG S 89DEG55' E 412FT + N 0DEG05' E 30FT FR SW CORSEC 26 1N 1W N
40DEG07' E 650.4FT ALG C LI RICE WASH S 1DEG43' 40SEC W 498.21FT N
89DEG55' W 404.06FT TO BEG

2701-352-01-006

LOTS 3 & 4 REPLAT OF SUNNY KNOLL SUB SEC 35 1N 1W & BEG SE COR SD LOT 3 S28DEG23'06SEC E , 135.54FT N 89DEG43' W 170.10FT N 36.54FT TO SW COR SD LOT 3 N52DEG16' E 133.6FT TO BEG - 2.74AC

2701-352-00-029

BEG 30FT S + S 89DEG55MIN E 412FT OF NW COR SEC 35 1N 1W RECD BK 893 PG 50 MESA CO CLK

2701-352-00-071

BEG S 89DEG55' E 682.98FT + S 0DEG05' W 30FT FR NW COR SEC 35 1N 1W S 89DEG55' E 246.0FT S 0DEG05' W 471.66FTS 66DEG08' W 61.50FT S 42DEG21' W 218.39FT N 10DEG W355.74FT N 8DEG51' E 127.12FT N 0DEG05' E 182.66FT TOBEG EXC BK-1026 PG-250 CO CLERKS OFF

2701-352-00-101

BEG S 62DEG54' E 744.9FT FR NW COR SEC 35 1N 1W W 324.95FT S 25DEG55' E 176.5FT S 52DEG09' W 43.31FTS 14DEG31' E 355.84FT N 59DEG41' E 114.42FT TO A PT ONCUL-DE-SAC RAD 50FT CH BEARS N 40DEG58'30SEC E 65.57FTN 48DEG03'18SEC E 131.08FT N 7DEG53'45SEC W 338.13FTTO BEG & BEG S 38DEG46'40SEC E 977.29FT FR NW COR SD SEC 35 N 48DEG00'24SEC E 349.73FT S 35DEG11'02SEC W224.29FT S 48DEG35'17SEC W 109.48FT ALG ARC OF CVE TOSW RAD 50FT CH BEARS N 65DEG53'19SEC W 53.23FT TO BEG

2701-352-00-102

BEG SE COR NW4NW4 SEC 35 1N 1W N 89DEG43' W 412FT N 31DEG15'01SEC E 313.61FT N 0DEG10' E 531.94FT S 88DEG15'W 41.98FT S 66DEG08' W 133.94FT S 47DEG45'14SEC W 322.01FT TO CVE TO LEFT RAD PT BEARS S 57DEG42'36SEC W 50FT N 47DEG45'14SEC E 351.24FT N 66DEG08' E 151.80FT N88DEG15' E 122.9FT S 59DEG49' E 106.2FT N 89DEG42' E88.7FT S 0DEG10' W 801.3FT TO BEG & BEG N 89DEG45'07SEC W 412FT & N 31DEG13'35SEC E 215.21FT FR SD SE CORN 5DEG34'39SEC E 539.59FT S 0DEG10' W 452.70FT S 31DEG13'35SEC W 98.62FT TO BEG & ALSO BEG S 40DEG05'48SEC E1029.24FT FR NW COR SEC 35 N 47DEG45'14SEC E 320.32FTS 34DEG10'58SEC W 216.34FT S 52DEG18'24SEC W 157.03FTALG CVE RAD 50FT CH BEARS N 8DEG17'14SEC E 60.25FT TOBEG EXC SWLY COR OF PARCEL DESC B-1216 P-59/62 & ALSO EXC BEG S 38DEG46'40SEC E 977.29FT FR SD NW COR SEC 35N 48DEG00'24SEC E 349.73FT AS DESC B-1693 P-147

2701-352-00-103

BEG N 89DEG43' W 412FT FR SE COR NW4NW4 SEC 35 1N 1W N 89DEG43' W 365.38FT N36.64FT N 52DEG16' E 133.60FT N 44DEG107 E 208.1FT N

45DEG23' W 268.5FT ALGCVE TO LEFT RAD N 30DEG E 50FT ARC LG
132.9FT N 47DEG45'14SEC E 322.01FT N66DEG08' E 133.94FT N 88DEG15'
E 41.98FT S 0DEG10' W 531.94FT S 31DEG15'01SECW 313.61FT TO BEG &
BEG N 89DEG45'07SEC W 412FT & N 31DEG13'35SEC E 29.23FT FRSD SE
COR N 31DEG13'35SEC E 185.98FT AS DESC B-1216 P-62 EXC BEG
N89DEG45'07SEC W 412FT & N 31DEG 13'35SEC E 215.21FT FR SD SE
COR N5DEG34'39SEC E 539 .59FT AS DESC B-1216 P-59 & ALSO EXC PT
DEEDED TO LOT 3SUNNYKNOLL SUB REPLAT DESC IN B-1510 P-72 &
ALSO EXC BEG S 40DEG05'48SEC E1029.24FT FR NW COR SD SEC 35 N
47DEG45'14SEC E 320.32FT S 34DEG10'58SEC W216.34FT S
52DEG18'24SEC W 157.03FT ALG CV RAD 50FT CH BEARS N
8DEG17'14SEC E60.25FT TO BEG

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

A parcel of land situate in Sections 26, 34 & 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the SW 1/16 corner of said Section 35, Township 1 North, Range 1 West; thence S 00°00'00" E along the west line of the SE 1/4 SW 1/4 of said Section 35 a distance of 496.50 feet to a point; thence N 90°00'00" W a distance of 509.74 feet to a point; thence S 18°42'28" W a distance of 466.13 feet to a point; thence N 90°00'00" E a distance of 55.85 feet to a point; thence S 00°00'00" E a distance of 350.65 feet to a point on the north right of way line for G Road; thence N 89°52'19" W along the north right of way line for said G Road a distance of 2936.60 feet to a point; thence N 35°19'00" E a distance of 284.26 feet to a point; thence N 01°51'00" E a distance of 119.87 feet to a point; thence S 90°00'00" W a distance of 526.90 feet to a point on the east right of way line for 25 1/2 Road; thence N 00°00'00" E along the east right of way line for said 25 1/2 Road a distance of 299.25 feet to a point; thence N 74°10'00" E a distance of 36.41 feet to a point; thence N 88°01'10" E a distance of 596.93 feet to a point on the east bank of a Drain Ditch; thence along the east bank of said Drain Ditch the following 4 courses:

- 1) N 23°01'00" E a distance of 88.18 feet to a point;
- 2) N 73°38'00" E a distance of 174.67 feet to a point;
- 3) N 47°25'00" E a distance of 271.65 feet to a point;
- 4) N 37°29'00" E a distance of 370.07 feet to a point;

thence S 89°56'30" E a distance of 23.45 feet to the SE 1/16 corner of Section 34, Township 1 North, Range 1 West; thence N 00°13'29" E along the east line of the NW 1/4 SE 1/4 of said Section 34 a distance of 1320.25 feet to the CE 1/16 corner of said Section 34; thence N 90°00'00" E a distance of 25.52 feet to a point on the centerline for the Grand Valley Canal; thence along the centerline for said Grand Valley Canal the following 6 courses:

- 1) N 29°34'51" E a distance of 30.01 feet to a point;
- 2) N 45°25'42" E a distance of 125.11 feet to a point;
- 3) N 61°21'09" E a distance of 89.95 feet to a point;
- 4) N 79°34'22" E a distance of 41.76 feet to a point;
- 5) N 88°41'25" E a distance of 35.29 feet to a point;
- 6) S 64°03'24" E a distance of 59.02 feet to a point on the centerline for Leach Creek;

thence N 55°42'53" E along the centerline for said Leach Creek a distance of 60.40 feet to a point on the north right of way line for G 1/2 Road; thence along the north right of way line for said G 1/2 Road the following 6 courses:

- 1) S 46°51'15" E a distance of 271.87 feet to a point;
- 2) S 38°24'46" E a distance of 235.17 feet to a point;
- 3) S 51°46'49" E a distance of 111.57 feet to a point;
- 4) S 86°06'20" E a distance of 122.96 feet to a point;
- 5) N 74°01'57" E a distance of 257.85 feet to a point;
- 6) N 63°49'52" E a distance of 67.07 feet to a point on the southerly right of way line for I-70; thence N

05°22'00" W along said southerly right of way line a distance of 409.20 feet to a point; thence crossing said I-70 N 04°09'39" E a distance of 435.39 to a point on the northerly right of way line for said I-70; thence along the northerly right of way line for said I-70 the following 2 courses:

- 1) N 10°44'00" E a distance of 242.30 feet to a point;
- 2) S 89°33'00" E a distance of 80.00 feet to a point;

thence N 47°29'58" E a distance of 603.31 feet to a point on the north line of the SW 1/4 NW 1/4 of Section 35, Township 1 North, Range 1 West; thence S 88°14'45" E along the north line of said SW 1/4 NW 1/4 a distance of 34.48 feet to a point; thence N 00°00'00" E a distance of 36.54 feet to the southeast corner of Lot 2 of Replat of Sunny Knoll Subdivision; thence N 46°53'23" W along the northeasterly boundary line of said Lot 2 a distance of 330.62 feet to the northeast corner of said Lot 2; thence N 19°41'44" W a distance of 53.85 feet to a point on the northerly right of way line for Kelly Drive; thence along the northerly right of way line for said Kelly Drive the following 2 courses:

- 1) N 53°53'00" E a distance of 119.00 feet to a point;
- 2) N 59°41'00" E a distance of 114.39 feet to a point;

thence N 14°31'00" W a distance of 355.84 feet to a point on the centerline for Rice Wash; thence along the centerline for said Rice Wash the following 6 courses:

- 1) N 52°09'00" E a distance of 43.31 feet to a point;
- 2) N 26°41'14" W a distance of 258.09 feet to a point;
- 3) N 24°22'00" E a distance of 261.30 feet to a point;
- 4) N 00°39'35" E a distance of 59.69 feet to a point;
- 5) N 40°07'00" E a distance of 498.81 feet to a point;
- 6) N 36°06'10" E a distance of 152.56 feet to a point;

thence S 01°43'40" W a distance of 528.21 feet to a point on the north line of said Section 35; thence S 89°55'00" E along the north line of said Section 35 a distance of 112.92 feet to a point; thence S 00°05'00" W a distance of 501.66

feet to a point; thence N 66°08'00" E a distance of 90.30 feet to a point; thence N 88°15'00" E a distance of 122.90 feet to a point; thence S 59°49'00" E a distance of 106.20 feet to a point; thence N 88°42'00" E a distance of 88.70 feet to the northwest corner of Lot 4 of Replat of Lot 2, Saccomanno Minor Subdivision; thence S 00°00'28" W along the west boundary line of said Lot 4 a distance of 817.31 feet to the southwest corner of said Lot 4; thence S 89°49'51" E along the south line of the NE 1/4 NW 1/4 of said Section 35 a distance of 1315.95 feet to the northwest corner of the N 1/2 SW 1/4 NE 1/4 of said Section 35; thence S 89°52'42" E along the north line of the N 1/2 SW 1/4 NE 1/4 of said Section 35 a distance of 30.00 feet to a point; thence S 00°07'46" E a distance of 714.63 feet to a point on the southeasterly right of way line for I-70; thence along the southeasterly right of way line for said I-70 the following 3 courses:

- 1) S 69°23'47" W a distance of 90.65 feet to a point;
- 2) S 69°32'00" W a distance of 125.00 feet to a point;
- 3) S 70°32'30" W a distance of 174.24 feet to the northwest corner of Lot 9 of North Rolling Acres Subdivision;

thence S 34°18'29" E along the westerly boundary line of said Lot 9 a distance of 167.57 feet to the southwest corner of said Lot 9; thence S 40°58'30" E a distance of 56.00 feet to a point on the southerly right of way line for Cottonwood Drive; thence along the southerly right of way line for said Cottonwood Drive the following 3 courses:

- 1) N 49°01'30" E a distance of 128.32 feet to a point;
- 2) 81.08 feet along the arc of a curve concave to the southeast, having a radius of 131.35 feet, a delta angle of 35°22'05" and a long chord bearing N 66°30'56" E a distance of 79.80 feet to a point;
- 3) N 76°56'00" E a distance of 33.88 feet to a point on the north-south centerline for said Section 35;

thence S 00°00'00" E along said north-south centerline a distance of 397.60 feet to the C 1/4 corner of said Section 35; thence N 90°00'00" W along the north line of the NE 1/4 SW 1/4 of said Section 35 a distance of 428.70 feet to a point; thence S 05°49'21" W a distance of 165.56 feet to the centerline of a Drain Ditch; thence along the centerline of said Drain Ditch the following 4 courses:

- 1) S 76°03'00" W a distance of 135.20 feet to a point;
- 2) S 73°07'00" W a distance of 170.00 feet to a point;
- 3) S 61°03'00" W a distance of 445.00 feet to a point;
- 4) S 80°35'00" W a distance of 193.33 feet to a point;

thence S 00°02'01" E along the west line of the NE 1/4 SW 1/4 of said Section 35 a distance of 826.04 feet to the point of beginning.

Except that area lying north of Interstate 70; and Excepting out the following parcels located within the G Road North Enclave Annexation Area:

2701-344-00-190

BEG 363FT E OF S4 COR SEC 34 1N 1W N 35DEG19' E 320FT N 1DEG51' E
119.87FT N14DEG48' E 152.52FT N 23DEG01' E 288.4FT N 73DEG38' E
174.67FT N 47DEG25' E 271.65FT N 37DEG29' E 370.07FT E 21FT S 128FT E
782.1FT SWLY ALG LI TO S SDSEC 34 W TO BEG EXC S 30FT FR RD -
23.77AC

2701-344-00-138

BEG 380.90FT N FR S4 COR SEC 34 1N 1W N 290.43FTN 74DEG10' E 75FT
N 88DEG01'10SEC E
596.93FT S 23DEG01' W 200.22FT S 14DEG40' W 152.2FT W 551.9FT TO
BEGEXC W 25FT FOR RD

**The following properties shall be zone Planned Development with all
conditions of approval by Mesa County as per Mesa County file C-119-97
(Partridge Farms Subdivision)**

2701-352-61-001 though 2701-352-61-010

Lots 1 through 10, and Tracts A, B, C, D of Partridge Farms Subdivision, Section
35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County,
Colorado.

Introduced on first reading this 2nd day of August, 2000.

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

/s/ Gene Kinsey
President of the Council

ATTEST:

/s/ Stephanie Nye
City Clerk