

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3416**

**ZONING THE STATON ANNEXATION TO RESIDENTIAL SINGLE FAMILY WITH A DENSITY NOT TO EXCEED TWO UNITS PER ACRE (RSF-2)**

**LOCATED AT 2673 ½ B 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 an RSF-2 zone district to this annexation.**

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

- This zone district meets 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.
- This zone district meets 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 property shall be zoned the Residential Single Family with a density not to exceed two units per acre (RSF-2) zone district**

Includes the following tax parcel 2945-264-00-053

That the property situate in Mesa County, Colorado, and described to wit:

**A certain parcel of land being the East Three-Quarters (E ¾) of the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian, lying South of the South right of way line of Canal No. 1 of Orchard Mesa Irrigation District as conveyed in Book 156, Page 510, Public Records of Mesa County, Colorado, all said lands lying in Mesa County, Colorado and being more particularly described as follows:**

COMMENCING at the Northeast corner of the NW ¼ SE ¼ of said Section 26, and considering the East line of the NW ¼ SE ¼ of said Section 26 to bear S 00°06'59" E with all bearings contained herein being relative thereto; thence S 00°06'59" E along the East line of the NW ¼ SE ¼ of said Section 26, a distance of 627.94 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°06'59" E along the East line of the NW ¼ SE ¼ of said Section 26, a distance of

692.84 feet to a point being the Southeast corner of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 26; thence N 89°36'24" W along the South line of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 26, a distance of 983.04 feet to a point being the Southwest corner of the E  $\frac{3}{4}$  of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 26; thence N 00°21'11" W, along the West line of the E  $\frac{3}{4}$  of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 26, a distance of 840.79 feet to a point on the South right of way line of Canal No. 1 of the Orchard Mesa Irrigation District as conveyed in Book 156, Page 510, Public Records of Mesa County, Colorado; thence along said Southerly canal right of way the following fourteen (14) courses:

- 1.) S 69°04'45" E a distance of 255.10 feet to a point; thence...
- 2.) N 75°48'30" E a distance of 25.28 feet to a point; thence...
- 3.) N 39°40'06" E a distance of 123.24 feet to a point being the beginning of a 64.50 foot radius curve, concave Southerly; thence...
- 4.) 87.07 feet along the arc of said curve, through a central angle of 77°20'28", having a chord bearing of N 78°20'20" E with a chord length of 80.60 feet; thence...
- 5.) S 62°59'26" E a distance of 32.63 feet to a point being the beginning of a 72.50 foot radius curve, concave Southeast; thence...
- 6.) 41.04 feet along the arc of said curve, through a central angle of 32°25'57", having a chord bearing of N 46°46'27" E with a chord length of 40.49 feet; thence...
- 7.) S 30°33'29" E a distance of 32.69 feet to a point being the beginning of a 60.50 foot radius curve, concave Northeast; thence...
- 8.) 30.22 feet along the arc of said curve, through a central angle of 28°37'21", having a chord bearing of S 44°52'09" E with a chord length of 29.91 feet; thence...
- 9.) S 59°10'50" E a distance of 198.64 feet to a point being the beginning of a 37.50 foot radius curve, concave North; thence...
- 10.) 49.98 feet along the arc of said curve, through a central angle of 76°21'39", having a chord bearing of N 82°38'21" E with a chord length of 46.36 feet; thence...
- 11.) N 44°27'32" E a distance of 55.14 feet to a point being the beginning of a 66.50 foot radius curve, concave South; thence...
- 12.) 91.13 feet along the arc of said curve, through a central angle of 78°31'01", having a chord bearing of N 83°43'02" E with a chord length of 84.17 feet; thence...
- 13.) S 57°01'27" E a distance of 110.28 feet; thence...
- 14.) S 69°19'32" E a distance of 9.38 feet to a point on the West right of way for 26  $\frac{3}{4}$  Road (Linden Avenue) as described in Quit Claim Deeds recorded in Book 2207, page 110 and Book 2215, Page 241, Public Records of Mesa County, Colorado; thence N 00°06'59" W, along said West right of way, said line being 30.00 feet West of and parallel to the East line of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 26, a distance of 21.49 feet; thence N 89°53'01" E a distance of 30.00 feet, more or less, to the Point of Beginning.

SUBJECT TO any easements, restrictions, reservations or rights of way of record, if any shall exist.

CONTAINING 17.329 Acres, more or less, as described.

Introduced on first reading the 3rd day of April, 2002.

PASSED and ADOPTED on second reading this 17th day of April, 2002.

Attest:

/s/ Stephanie Tuin  
City Clerk

/s/ Cindy Enos-Martinez  
President of the Council