

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE No. 3418

Zoning the Dettmer Annexation to Residential Single Family
with a Maximum Density of 4 units per acre (RSF-4)
Located at 2916 D-1/2 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-4 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 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 conforming 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 4 UNITS PER ACRE (RSF-4) ZONE DISTRICT:

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) of Section 17, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) of said Section 17, and considering the South line of the SW ¼ NW ¼ of said Section 17 to bear S 89°50'21" W with all bearings contained herein being relative thereto; thence S 89°50'21" W along said South line, a distance of 395.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°50'21" W a distance of 133.00 feet; thence leaving said South line, N 00°00'00" E along the Easterly line of the Southern Pacific Transportation Company right-of-way, a distance of 282.00 feet; thence N 89°50'21" E a distance of 133.00 feet; thence S 00°00'00" W a distance of 282.00 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 0.861 Acres (37,506.2 square feet), more or less, as described.

Introduced on first reading this 3rd day of April 2002.

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

/s/ Cindy Enos-Martinez
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk