

CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE No. 3420

Zoning the Traver Annexation No. 3 to Residential Single Family  
with a Maximum Density of 4 units per acre (RSF-4)  
Located at the Grand Valley Canal, Northeast of 30 and D Roads

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 Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17, and considering the South line of the SE ¼ SE ¼ of said Section 17 to bear S 89°57'32" W with all bearings contained herein being relative thereto; thence S 89°57'32" W, along the South line of the SE ¼ SE ¼ of said Section 17, a distance of 327.49 feet to a point on the East line of the West 990.00 feet of the SE ¼ SE ¼ of said Section 17; thence N 00°01'40" W, along the East line of the West 990.00 feet of the SE ¼ SE ¼ of said Section 17, a distance of 1059.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 84°09'52" W a distance of 67.43 feet; thence S 78°48'05" W a distance of 252.79 feet; thence S 79°21'59" W a distance of 138.86 feet; thence S 77°55'42" W a distance of 89.00 feet; thence S 81°10'14" W a distance of 57.58 feet; thence S 83°35'49" W a distance of 64.97 feet to its intersection with the Southerly extension of the East line of Lot 2, Brown's Minor Subdivision, as same is recorded in Plat Book 16, Page 36 of the Public Records of Mesa County, Colorado; thence N 00°03'36" W, along the Southerly extension of the East line of said Lot 2, a distance of 17.79 feet; thence leaving said East line, N 83°16'55" E a distance of 93.87 feet; thence N 79°29'58" E a

distance of 314.67 feet; thence N 78°44'09" E a distance of 172.93 feet; thence N 85°23'06" E a distance of 61.27 feet; thence N 88°52'02" E a distance of 26.74 feet to a point on the East line of the West 990.00 feet of the SE ¼ SE ¼ of said Section 17; thence S 00°01'40" E, along said East line, a distance of 22.80 feet, more or less, to the Point of Beginning.

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

CONTAINING 0.2407 Acres, more or less, as described.

Introduced on first reading this 3<sup>rd</sup> day of April 2002.

PASSED and ADOPTED on second reading this 17<sup>th</sup> day of April, 2002.

/s/ Cindy Enos-Martinez  
Mayor

ATTEST:

/s/ Stephanie Tuin  
City Clerk