

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3426

**Zoning the Larson Annexation (ANX-2002-054) to the Residential Single Family –
4 dwelling units per acre (RSF-4) district**

Located at 2919/2921 B ½ Road

Recitals:

After public notice and public hearings 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 the 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.

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 Residential Single Family – 4 dwelling units per acre (RSF-4) district:

Includes the following tax parcel 2943-293-00-130, 140 & 142

Parcel 1: A parcel of land situated in the NW1/4SW1/4 SEC 29, T1S; R1E, UM being desc as follows: BEG 929.82' E W1/4 corner SEC 29; E 178.62'; S00°00'12"E 222.23'; W 178.62'; N00°00'12"W 222.23' POB; EXC the N 40' for road ROW as conveyed by instrument recd Bk 1067 Pg 981.

Parcel 2: A parcel of land situated in the NW1/4 SW1/4 SEC 29, T1S, R1E UM being desc as follows: BEG at a pt 929.82' E of the W 1/4 corner of said SEC 29; S 669.7'; E 390.18'; N 669.7'; W 390.18' POB; EXC that parcel as conveyed in instrument recd April 2, 1987, in Bk 1987, Bk 1635 Pg 841; and EXC N 40' for road ROW as conveyed by instrument recd in Bk 1067 Pg 981.

Parcel 3: NW1/4 of the NE1/4 of the SW1/4 of SEC 29, T1S, R1E UM; EXC Beg at the NE corner of tract; S along the E line of said tract 250' to the North Bank of the Mutual Mesa Canal; NWSLY along the North Bank of said canal 300' to the N line above desc tract; E 196', more or less, POB; EXC that parcel as conveyed by instrument recd August 13, 1987, Bk 1657 Pg 192; and also EXC that parcel as conveyed by instrument

recd September 28, 1990, in Bk 1806 Pg 726; Also EXC the N 40' for ROW as conveyed by instrument recd in Bk 1067 at Pg 891.

Introduced on the first reading this 1st day of May, 2002.

PASSED and ADOPTED on second reading this 15th day of May, 2002.

/s/: Cindy Enos-Martinez
President of Council

ATTEST:

/s/: Stephanie Tuin
City Clerk