

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3435**

**ZONING THE BEAGLEY ANNEXATION TO RESIDENTIAL SINGLE FAMILY  
WITH A DENSITY NOT TO EXCEED FOUR UNITS PER ACRE (RSF-4)**

**LOCATED AT 3049 WALNUT AVENUE**

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 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 four units per acre (RSF-4) zone district**

Includes the following tax parcel 2943-092-00-009

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

**A tract of land located in the SE1/4 of the NW1/4, Section 9, T1S, R1E, Ute Meridian, Mesa County, Colorado, being more fully described as follows:**

Beginning at the Southeasterly corner of a tract of land whence the C 1/4 corner of Section 9, T1S, R1E, Ute Meridian bears S00°01'02"E, 335.00' and considering the south line of the SE1/4 of the NW1/4, of said Section 9 to bear N89°50'42"W, with all other bearings contained herein relative thereto:

1. Thence N89°50'42"W, 330.30 feet;
2. Thence N00°00'41"E, 335.00 feet;
3. Thence S89°50'42"E, 330.10 feet;
4. Thence S00°01'22"E, 335.00 feet to the Point of Beginning, as described contains 2.539 acres more or less.

Introduced on first reading this 15th day of May, 2002.

PASSED and ADOPTED on second reading this 5<sup>th</sup> day of June, 2002.

Attest:

/s/ Stephanie Tuin  
City Clerk

/s/ Cindy Enos-Martinez  
President of the Council