

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3451

Zoning the Feix Annexation to the Residential Single Family – 4 dwelling units per acre (RSF-4) district

Located at 229 Jacquie 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 parcels 2943-293-00-115 & 146

A parcel of land situated in the NW1/4 SW1/4 SEC 29, T1S, R1E, UM Mesa Co., CO. being more particularly described as follows:

Beginning at a point on the S line NW1/4 SW1/4 SEC 29, whence the SW corner of said NW1/4 SW1/4 bears S89°49'30"W a distance of 208.00';

Thence N00°10'06"W, a distance of 302.44' to the SW corner of Blk 2 of Loma Linda Sub, a plat recd in Mesa Co., Clerk & Records REC #1106028;

Thence along the boundary of said Loma Linda Sub N89°49'54"E, a distance of 614.62';

Thence departing said boundary S00°10'06"E, a distance of 145.00';

Thence N89°49'54"E a distance of 114.90' to the boundary of Loma Linda Sub;

Thence along said boundary S00°10'06"E, a distance of 157.36' to the S line of the NW1/4 SW1/4 SEC 29;

Thence along said S line S89°49'30"W a distance of 729.52' to the Point of Beginning.

Containing 4.682 ac more or less.

Introduced on the first reading this 26th day of June, 2002.

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

/s/: Cindy Enos-Martinez
President of Council

ATTEST:

/s/: Stephanie Tuin
City Clerk