

ORDINANCE NO. 3472

An Ordinance Zoning the CRISTA LEE Annexation to the Residential Single Family – 4 dwelling units per acre (RSF-4) district

Located at 2933 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: 2943-293-00-141

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest Corner of the NE 1/4 SW 1/4 of said Section 29, and considering the North line of the NE 1/4 SW 1/4 of said Section 29 to bear N 90°00'00" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 90°00'00" E along the North line of the NE 1/4 SW 1/4 of said Section 29, a distance of 348.08 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 90°00'00" E, along the North line of the NE 1/4 SW 1/4 of said Section 29, a distance of 114.19 feet; thence S 00°00'00" E a distance of 40.00 feet; thence S 43°15'05" E, along the Northeasterly bank of the Mesa Mutual Canal, a distance of 288.32 feet; thence S 00°01'19" W a distance of 408.68 feet, more or less, to a point on the North line of

Loma Linda Subdivision First Addition, as same is recorded in Plat Book 11, Pages 322 and 323, Public Records of Mesa County, Colorado; thence S 89°57'43" W, along said North line, a distance of 493.21 feet; thence N 00°00'12" E a distance of 494.01 feet; thence 90°00'00" E a distance of 181.59 feet; thence N 00°00'00" E a distance of 165.00 feet, more or less, to the Point of Beginning.

CONTAINING 6.1157 Acres or 266,399.16 Square Feet, more or less, as described.

Introduced on the first reading this 6th day of November, 2002.

PASSED and ADOPTED on second reading this 20th day of November, 2002.

ATTEST:

/s/: Cindy Enos-Martinez
President of Council

/s/: Stephanie Tuin
City Clerk