

ORDINANCE NO. 3484

**AN ORDINANCE ZONING THE KRIZMAN ANNEXATION TO
RESIDENTIAL SINGLE FAMILY WITH A DENSITY NOT TO EXCEED
FOUR UNITS PER ACRE (RSF-4)
LOCATED AT 626 30 ROAD**

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 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 Residential Single Family with a density not to exceed one unit per acre (RSF-4) zone district

Includes the following tax parcel: 2943-043-00-150

**PERIMETER BOUNDARY LEGAL DESCRIPTION
KRIZMAN ANNEXATION NO. 1**

A certain parcel of land lying in the South Half of the Northwest Quarter of the Southwest Quarter (S 1/2 NW 1/4 SW 1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of the S 1/2 NW 1/4 SW 1/4 of said Section 4, and considering the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4 to bear N 89°58'25" W with all bearings mentioned herein being relative thereto; thence, from said Point of Beginning, N 89°58'25" W along the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4,

being the North line of Village East Fourth Filing, as same is recorded in Plat Book 11, Page 349, and the North line of Village East Third Filing, as same is recorded in Plat Book 11, Page 191, all in the Public Records of Mesa County, Colorado, a distance of 660.52 feet; thence N 00°09'19" W a distance of 665.80 feet to a point on the North line of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence S 89°59'53" E along the North line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, said line being the South line of Lauradale Subdivision Filing No. Two, as same is recorded in Plat Book 12, Page 246, Public Records of Mesa County, Colorado, a distance of 660.54 feet to a point being the Northeast corner of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence S 00°09'11" E along the East line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, said line being the West line of Mountain Vista Subdivision, as same is recorded in Plat Book 17, Pages 264 through 266, inclusive, Public Records of Mesa County, Colorado, a distance of 657.08 feet, more or less, to the Point of Beginning.

CONTAINING 9.615 Acres (433,9241.77 Square Feet), more or less, as described.

**PERIMETER BOUNDARY LEGAL DESCRIPTION
KRIZMAN ANNEXATION NO. 2**

A certain parcel of land lying in the South Half of the Northwest Quarter of the Southwest Quarter (S 1/2 NW 1/4 SW 1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 5, 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 Southeast corner of the S 1/2 NW 1/4 SW 1/4 of said Section 4, and considering the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4 to bear N 89°58'25" W with all bearings mentioned herein being relative thereto; thence, from said Point of Commencement, N 89°58'25" W along the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, being the North line of Village East Fourth Filing, as same is recorded in Plat Book 11, Page 349 and the North line of Village East Third Filing, as same is recorded in Plat Book 11, Page 191, all in the Public Records of Mesa County, Colorado, a distance of 660.52 feet to the POINT OF BEGIINNG; thence, from said Point of Beginning, continue N 89°58'25" W along the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, being the North line of Village East Second Filing, as same is recorded in Plat Book 11, Page 95, Public Records of Mesa County, Colorado, a distance of 660.52 feet to a point being the Southwest corner of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence N 89°52'45" W, along the South line of the NE 1/4 SE 1/4 of said Section 5, a distance of 40.00 feet to a point being the Southwest corner of Lot 1, Block One, Little

Trio Subdivision Second Addition, First Filing, as same is recorded in Plat Book 11, Page 278, Public Records of Mesa County, Colorado; thence N 00°09'29" W, along a line 40.00 feet West of and parallel to the East line of the NE 1/4 SE 1/4 of said Section 5, a distance of 377.92 feet to a point on the North right of way for F 3/10 Road; thence N 89°43'31" E, along said North right of way, a distance of 40.00 feet to a point on the West line of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence N 00°09'29" W, along the West line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, a distance of 28.31 feet; thence S 89°59'53" E a distance of 250.00 feet; thence N 00°09'29" W a distance of 250.00 feet, more or less, to a point on the North line of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence S 89°59'53" E along the North line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, being the South line of Lauradale Subdivision Filing No. Two, as same is recorded in Plat Book 12, Page 246, Public Records of Mesa County, Colorado, a distance of 410.55 feet; thence S 00°09'19" E a distance of 656.80 feet, more or less, to the Point of Beginning.

Containing 8.8697 Acres (386,362.76 Square Feet), more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

Introduced on first reading this 20th day November, 2002.

PASSES and ADOPTED on second reading this 18th day of December, 2002.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of the Council