

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE No. 3488**

**An Ordinance Zoning the Dettmer II No. 2 and No. 3 Annexation
Residential Single Family with a Maximum Density of 4 units per acre (RSF-
4)
Located at 2918, 2924 and 2926 D-1/2 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 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 conforming 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 4 UNITS PER ACRE (RSF-4) ZONE DISTRICT:

Dettmer II No. 2 Annexation

A certain parcel of land lying in the South half of the Northwest Quarter (S 1/2 NW 1/4) of Section 17, 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 Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17, and considering the South line of the SW 1/4 NW 1/4 of said Section 17 to bear N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 90°00'00" W along the South line of the SW 1/4 NW 1/4 of said Section 17 a distance of 395.00 feet; thence N 00°00'00" E a distance of 291.96 feet; thence S 90°00'00" E a distance of 130.00 feet; thence S 00°00'00" W a distance of 280.96 feet; thence N 90°00'00" E, along a line 1.00 foot North of and parallel to the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 265.00 feet; thence S 89°59'32" E, along a line 1.00 foot North of and parallel to the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 17, a distance of 92.50 feet; thence S 00°00'00" W a distance of 1.00 feet to a point on the South line of the SE 1/4 NW 1/4 of said

Section 17; thence N 89°59'32" W, along the South line of the SE 1/4 NW 1/4 of said Section 17, a distance of 92.50 feet, more or less, to the Point of Beginning.

CONTAINING 0.8496 Acres (37,012.16 Sq. Ft.), more or less, as described.

Dettmer II No. 3 Annexation

A certain parcel of land lying in the South half of the Northwest Quarter (S 1/2 NW 1/4) of Section 17, 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 Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17, and considering the South line of the SW 1/4 NW 1/4 of said Section 17 to bear N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Commencement, N 90°00'00" W along the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 213.00 feet; thence N 00°00'00" E a distance of 1.00 feet to a point being the POINT OF BEGINNING; thence, from said Point of Beginning, N 00°00'00" E a distance of 299.00 feet; thence S 90°00'00" E a distance of 305.50 feet; thence S 00°00'00" W a distance of 299.00 feet; thence N 89°59'32" W, along a line 1.00 foot North of and parallel to the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 17, a distance of 92.50 feet; thence N 90°00'00" W along a line 1.00 foot North of and parallel to the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 213.00 feet, more or less, to the Point of Beginning.

CONTAINING 2.0970 Acres (91,344.50 Sq. Ft.), more or less, as described.

INTRODUCED on first reading this 18th day of December 2002.

PASSED and ADOPTED on second reading this 15th day of January, 2003.

/s/: Cindy Enos-Martinez
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk