

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3490

**An Ordinance Zoning the Rowe Annexation to
Residential Single-Family-4 (RSF-4),
Located at 176 28 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 rezoning the Rowe Annexation to the RSF-4 zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 zone district be established.

The Planning Commission and City Council find that the RSF-4 zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be rezoned RSF-4, Residential Single Family with a density not to exceed 4 units per acre, zone district:

ROWE ANNEXATION

A certain parcel of land lying in the South Half (S 1/2) of Section 30, Township 1 South, Range 1 West of the Ute Meridian, and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Meridian, lying in Mesa County, Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31, and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 bears S 00°00'45" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 00°00'45" E along the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 1321.23 feet, more or less, to a

point being the Southwest corner of the NW 1/4 NE 1/4 of said Section 31; thence N 89°58'49" E, along the South line of the NW 1/4 NE 1/4 of said Section 31, a distance of 330.00 feet; thence N 00°00'45" W along a line 330.00 feet East of and parallel to the West line of the NW 1/4 NE 1/4 of said Section 31, also being the West line of Sharon Heights, as same is recorded in Plat Book 7, Page 18, Public Records of Mesa County, Colorado, a distance of 913.88 feet, more or less, to a point on the Southerly right of way for U.S. Highway 50; thence N 71°05'19" W, along said South right of way, a distance of 347.80 feet; thence N 00°00'45" W along a line 1.00 foot East of and parallel to, the West line of the NW 1/4 NE 1/4 of said Section 31, a distance of 294.51 feet, more or less, to a point on the North line of the NW 1/4 NE 1/4 of said Section 31; thence N00°03'48" E along a line 1.00 foot East of and parallel to the East line of the Southwest Quarter (SW 1/4) of said Section 30, a distance of 333.84 feet to a point on the South line of CHIPETA PINES ANNEXATION NO. 2, having Ordinance No. 3191 as assigned by the City of Grand Junction, Colorado; thence along the South line of said CHIPETA PINES ANNEXATION NO. 2 the following numbered courses:

N 89°56'12" W a distance of 19.60 feet; thence...

S 58°50'01" W a distance of 92.53 feet; thence...

N 69°38'29" W a distance of 22.41 feet; thence...

S 20°21'31" W a distance of 5.00 feet; thence...

N 69°38'29" W a distance of 849.00 feet;

thence departing said South line, S 20°21'31" W a distance of 1.00 feet; thence along a line 1.00 foot South of and parallel to the South line of said CHIPETA PINES ANNEXATION NO. 2 the following numbered courses:

S 69°38'29" E a distance of 850.00 feet; thence...

N 20°21'31" E a distance of 5.00 feet; thence...

S 69°38'29" E a distance of 21.90 feet; thence...

N 58°50'01" E a distance of 92.73 feet; thence...

S 89°56'12" E a distance of 18.32 feet to a point on the East line of the SW 1/4 of said Section 31;

Thence S 00°03'48" W, along the East line of the SW 1/4 of said Section 31, a distance of 332.84 feet, more or less, to the Point of Beginning.

CONTAINING 7.3892 Acres (321,871.52 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