

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3502

**AN ORDINANCE ZONING THE SIENA VIEW ANNEXATION
TO RESIDENTIAL MULTI-FAMILY, NOT TO EXCEED 8 DWELLING
UNITS PER ACRE (RMF-8)**

LOCATED AT 2945 D ½ 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 RMF-8 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-8 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 the Residential Multi-family, not to
exceed 8 dwelling units per acre (RMF-8) zone district**

Includes the following tax parcel 2943-173-00-204

**PERIMETER BOUNDARY LEGAL DESCRIPTION
SIENA VIEW ANNEXATION**

**A Serial Annexation Comprising Siena View Annexation No. 1 and Siena View
Annexation No. 2**

SIENA VIEW ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter (SW 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 Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 17, and assuming the North line of the NW 1/4 SW 1/4 of said Section 17 bears 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 North line of the NW 1/4 SW 1/4 of said Section 17, a distance of 528.00 feet; thence S 00°00'00" E a distance of 1.00 feet; thence N 90°00'00" E along a line 1.00 foot South of and parallel to the North line of the NW 1/4 SW 1/4 of said Section 17, a distance of 528.00 feet; thence S 89°59'32" E along a line 1.00 foot South of and parallel to the North line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 17, a distance of 1113.48 feet; thence N 00°02'12" W a distance of 1.00 feet to a point on the North line of the NE 1/4 SW 1/4 of said Section 17; thence N 89°59'32" W, along the North line of the NE 1/4 SW 1/4 of said Section 17, a distance of 1113.48 feet, more or less, to the Point of Beginning.

CONTAINING 0.377 Acres (1,641.48 Square Feet), more or less, as described.

SIENA VIEW ANNEXATION NO. 2

A certain parcel of land lying in the Southwest Quarter (SW 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 Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 17, and assuming the North line of the NW 1/4 SW 1/4 of said Section 17 bears N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Commencement, S 00°09'39" E a distance of 1.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°59'32" E along a line 1.00 foot South of and parallel to, the North line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 17, a distance of 1113.48 feet; thence S 00°02'12" E along the East line of that certain property described in Book 3080, Pages 157 and 158, Public Records of Mesa County, Colorado, a distance of 994.88 feet, more or less, to a point on the North line of the Grand Valley Canal; thence N 60°15'16" W along the South line of that certain property described in Book 3080, Pages 157 and 158, also being the North line of the Grand Valley Canal, a distance of 239.08 feet; thence N 00°02'12" W, along the West line of that certain property described in Book 3080, Pages 157 and 158, a distance of 875.29 feet; thence N 89°59'32" W along a line 2.00 feet South of and parallel to, the North line of the NE 1/4 SW 1/4 of said Section 17, a distance of 905.97 feet; thence N 00°09'39" W a distance of 1.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.4774 Acres (195,039.62 Square Feet), more or less, as described.

Introduced on first reading this 15th day of January, 2003.

PASSED and ADOPTED on second reading this 5th day of February, 2003.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
President of the Council