

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3563**

**AN ORDINANCE ZONING THE MONUMENT PRESBYTERIAN  
CHURCH ANNEXATION TO RESIDENTIAL SINGLE FAMILY WITH A DENSITY  
NOT TO EXCEED ONE UNIT PER FIVE ACRES (RSF-R)**

**LOCATED AT 2020 1/2 SOUTH BROADWAY**

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-R zone district to this annexation.**

After public notice and public hearing before the Grand Junction City Council, City Council finds that RSF-R 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 five acres (RSF-R) zone district**

Includes the following tax parcel: 2947-222-00-207

**MONUMENT PRESBYTERIAN CHURCH ANNEXATION**

A certain parcel of land being a portion of Lot 3, Block 134, Cunningham Redlands Subdivision, as same is recorded in Plat Book 4, Page 19, Public Records of Mesa County, Colorado, and a portion of that certain vacated road right of way as recorded in Book 1163, Page 20, Public Records of Mesa County, Colorado and lying in the Northwest Quarter (NW 1/4) of Section 22, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal 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 Section 22, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, and assuming

the South line of the SW 1/4 NW 1/4 of said Section 22 bears S 89°50'40" W with all other bearings contained herein being relative thereto; thence N 00°56'37" W along the East line of the SW 1/4 NW 1/4 of said Section 22, a distance of 226.19 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°24'09" W a distance of 174.86 feet; thence S 00°51'29" E a distance of 204.82 feet, more or less, to a point on the North right of way for E 1/2 Road; thence S 89°50'41" W, along said North right of way, a distance of 478.25 feet; thence N 01°04'31" W a distance of 645.78 feet; thence N 89°50'55" E a distance of 654.94 feet, more or less, to a point on the East line of the SW 1/4 NW 1/4 of said Section 22; thence S 00°56'37" E, along said East line, a distance of 439.54 feet, more or less, to the Point of Beginning.

Containing 8.871 Acres (386,423.46 Sq. Ft.), more or less, as described.

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

Introduced on first reading on the 6<sup>th</sup> day of August, 2003

PASSED and ADOPTED on second reading this 20th day of August, 2003.

Attest:

/s/ Stephanie Tuin  
City Clerk

/s/ Harry Butler  
President of the Council Pro Tem