

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3575

AN ORDINANCE ZONING THE ANTIETAM ANNEXATION

TO RESIDENTIAL SINGLE FAMILY – 4 (RSF-4)

LOCATED AT 260 & 262 26 ¼ 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 the public notice and public hearing before the Grand Junction City Council, City Council finds that an RSF-4 zone district be established for the following reasons:

- The zone district meets the criteria of Section 2.14. F. of the Zoning and Development Code by conforming to the current 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 – 4 (RSF-4) with a density not to exceed 4 units per acre.

ANTIETAM ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

BEGINNING at the Southwest corner of the SE 1/4 NW 1/4 of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian and assuming the West line of the SE 1/4 NW 1/4 of said Section 26 bears N 00°00'00" E with all other bearings contained herein being relative thereto; thence from said Point of

Beginning, N 00°00'00" E along the West line of the SE 1/4 NW 1/4 of said Section 26, being the East line of the Western Cemetery Annexation, Ordinance Number 1371, City of Grand Junction, Colorado, a distance of 127.35 feet; thence S 56°32'14" E, along the South line of that certain parcel of land described in a Quit Claim Deed recorded in Book 2403, Page 937, Public Records of Mesa County, Colorado, a distance of 36.53 feet; thence continuing along said South line, S 87°55'00" E a distance of 234.00 feet; thence N 02°50'00" E a distance of 103.50 feet; thence N 81°00'00" W along the North line of that said parcel of land, a distance of 272.80 feet to a point on the West line of the SE 1/4 NW 1/4 of said Section 26; thence N 00°00'00" E along the West line of the SE 1/4 NW 1/4 of said Section 26, a distance of 82.97 feet; thence S 89°41'17" E, along the South line of the Floral Annexation, Ordinance Number 2948, City of Grand Junction, Colorado, a distance of 357.93 feet; thence N 00°04'48" W, along the East line, and the Northerly projection thereof of said Floral Annexation, a distance of 659.76 feet to a point on the South line of the Easter Cemetery Annexation, Ordinance Number 1373, City of Grand Junction, Colorado; thence S 89°53'20" E along said South line, a distance of 302.00 feet to a point on the East line of the West Half (W 1/2) of the SE 1/4 NW 1/4 of said Section 26; thence S 00°04'48" E along the East line of the W 1/2 of the SE 1/4 NW 1/4 of said Section 26, also being the West line of Lot 2, Miles Craig Minor Subdivision, as same is recorded in Plat Book 16, Page 38, Public Records of Mesa County, Colorado, a distance of 989.48 feet to a point being the Southwest corner of said Lot 2; thence N 89°36'24" W along the South line of the SE 1/4 NW 1/4, a distance of 236.42 feet; thence S 00°00'00" E a distance of 80.00 feet; thence N 89°36'24" W a distance of 174.34 feet to a point on the East line of the Reservoir Hill Annexation, Ordinance Number 1445, City of Grand Junction, Colorado; thence N 00°00'00" E a distance of 80.00 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 26; thence N 89°36'24" W along the South line of the SE 1/4 NW 1/4 of said Section 26, a distance of 249.64 feet, more or less, to the Point of Beginning.

CONTAINING 9.146 Acres (398,419.80 Sq. Ft.), more or less, as described

Introduced on first reading this 3rd day of September, 2003 and ordered published.

Adopted on second reading this 17th day of September, 2003.

/s/ Harry Butler
Mayor Pro Tem

ATTEST:

/s/ Stephanie Tuin
City Clerk