

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3667**

**AN ORDINANCE ZONING THE BARKER ANNEXATION TO  
RSF-4**

**LOCATED AT 2934 HWY 50; 172 LANTZER AVENUE  
AND 2937 JON HALL DRIVE**

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 Barker 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 land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After the 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.

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

The following property shall be rezoned RSF-4 with a density not to exceed 4 units per acre.

**PERIMETER BOUNDARY LEGAL DESCRIPTION**

**A serial Annexation comprising Barker Annexation No. 1 and Barker Annexation No. 2**

**BARKER ANNEXATION NO. 1**

A certain parcel of land lying in Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 2, Replat of Lot 5 Country Home Estates, as same is recorded in Plat Book 13, Page 522, Public Records of Mesa

County, Colorado and assuming the East Line of the Northwest Quarter (NW 1/4) of said Section 32 bears S 00°02'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'17" E a distance of 31.00 feet; thence S 00°02'43" E along a line 2.00 feet West of and parallel with, the East line of the NW 1/4 of said Section 32, a distance of 331.24 feet; thence S 63°44'41" E a distance of 2.23 feet; thence S 00°05'43" E a distance of 2.23 feet; thence S 63°44'41" E a distance of 415.51 feet; thence S 18°28'17" W a distance of 4.04 feet; thence N 63°44'41" W a distance of 1374.64 feet; thence N 00°00'00" E a distance of 4.46 feet; thence S 63°44'41" E a distance of 953.86 feet; thence N 00°02'43" E along a line 6.00 feet West of and parallel with, the East line of the NW 1/4 of said Section 32, a distance of 327.50 feet; thence S 89°57'17" W a distance of 27.00 feet; thence N 00°02'43" W a distance of 4.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.16 Acres (6,944 Sq. Ft.), more or less, as described.

#### BARKER ANNEXATION NO. 2

A certain parcel of land lying in Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, State of Colorado, County of Mesa and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 32 and assuming the North line of the SE 1/4 NW 1/4 of said Section 32 bears N 89°51'18" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°51'18" E along the North line of the SE 1/4 NW 1/4 of said Section 32, a distance of 494.71 feet to a point being the Southwest corner of Lot 2, Sunset Park, as same is recorded in Plat Book 9, Page 93, Public Records of Mesa County, Colorado; thence N 00°08'57" W along the West line of said Lot 2, a distance of 160.06 feet, more or less, to a point on the North right of way for Jon Hall Drive, as same is shown on said Sunset Park; thence N 89°51'27" E along said North right of way, a distance of 82.00 feet; thence S 00°08'57" E along the East line of said Lot 2, a distance of 160.06 feet, more or less, to the Southeast corner of said Lot 2; thence S 89°51'18" W along the North line of the SE 1/4 NW 1/4 of said Section 32, a distance of 15.94 feet to a point being the Northeast corner of that certain parcel of land described in Book 2276, Pages 610 and 611, Public Records of Mesa County, Colorado; thence S 00°42'37" E along the East line of said described parcel, a distance of 829.00 feet; thence S 83°04'23" W a distance of 116.60 feet, more or less, to a point on the North right of way for Highway 50; thence S 00°00'00" E a distance of 59.07 feet; thence S 63°44'41" E a distance of 1374.64 feet; thence S 18°28'17" W a distance of 4.04 feet; thence N 63°44'41" W a distance of 1636.81 feet; thence N 00°22'37" W along the East line, and the Southerly projection thereof, of that certain parcel of land described in Book 2736, Page 236, Public Records of Mesa County, Colorado, a distance

of 241.53 feet; thence N 62°34'37" W, along the North line of said described parcel, a distance of 110.00 feet; thence S 00°22'37" E a distance of 200.48 feet, more or less, to a point on the North right of way for Highway 50; thence N 66°35'00" W, along said North right of way, a distance of 16.45 feet; thence N 00°12'09" W a distance of 273.21 feet; thence N 26°21'53" W a distance of 294.96 feet to a point being the beginning of a 50.00 foot radius curve, concave East, whose long chord bears N 01°16'42" E with a long chord length of 87.50 feet; thence 106.55 feet Northerly along the arc of said curve, through a central angle of 122°06'00", said line being the West right of way for Lantzer Avenue, as same is shown on Neff Subdivision, as same is recorded in Plat Book 9, Page 133, Public Records of Mesa County, Colorado; thence N 00°13'42" W, along said West right of way, a distance of 192.16 feet, more or less, to a point on the North line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32; thence N 89°47'10" E, along said North line, a distance of 159.10 feet, more or less, to the Point of Beginning.

CONTAINING 10.72 Acres (466,963 Sq. Ft.), more or less, as described.

Introduced on first reading this 1<sup>st</sup> day of September, 2004 and ordered published.

Adopted on second reading this 15<sup>th</sup> day of September, 2004.

/s/ Bruce Hill

Mayor

ATTEST:

/s/ Stephanie Tuin

City Clerk