

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3705**

**AN ORDINANCE ZONING THE CAMPBELL-HYDE ANNEXATION TO  
RSF-4 (RESIDENTIAL SINGLE FAMILY 4 DU/AC)**

**LOCATED AT 351 & 353 30 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 zoning the Campbell-Hyde Annexation to the RSF-4 (Residential Single Family 4 du/ac) 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 (Residential Single Family 4 du/ac) zone district be established.

The Planning Commission and City Council find that the RSF-4 (Residential Single Family 4 du/ac) 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 zoned Residential Single Family with a density not to exceed 4 units per acre.

**CAMPBELL-HYDE ANNEXATION**

Tax parcel # 2943-201-00-033 (353 30 Road)

Beginning at the E 1/4 corner of Sec 20, T1S, R1E of the Ute Meridian, thence North 00°02' West 662.03 ft, thence South 89°57'30" West 659.18 ft, thence South 00°01' East 661.73 ft, thence North 89°59' East 659.4 ft to the point of beginning; EXCEPT the East 30 ft for road right of way; AND EXCEPT the South 30 ft for road right of way as recorded in Book 546 at page 271; in Mesa County, Colorado.

Together with all water, water rights, ditches and ditch rights appurtenant thereto.

CONTAINING 8.96 Acres (390,297 Sq. Ft.), more or less, as described

Tax parcel # 2943-201-00-020 (351 30 Road)

The SW 1/4 of the SE 1/4 of the NE 1/4 and the S 30' of the E 1/2 of the SE 1/4 of the NE 1/4 of Sec 20, T1S, R1E of the Ute Meridian, County of Mesa, State of Colorado.

Together with 8 shares of Grand Valley Water Stock.

CONTAINING 10.401 Acres (453,067 Sq. Ft.), more or less, as described

Housing type, density and bulk standards shall be for the Residential Single Family 4 du/ac zone district.

Introduced on first reading this 15<sup>th</sup> day of December, 2004 and ordered published.

Adopted on second reading this 5<sup>th</sup> day of January, 2005.

/s/ Bruce Hill  
Mayor

ATTEST:

/s/ Stephanie Tuin  
City Clerk