

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3718

**AN ORDINANCE ZONING THE PINNACLE RIDGE ANNEXATION TO RESIDENTIAL
SINGLE FAMILY, 2 UNITS PER ACRE (RSF-2),
LOCATED NORTHEAST OF MONUMENT ROAD AND MARIPOSA 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 zoning the Pinnacle Ridge Annexation to the RSF-2 zone district.

After public notice and public hearing, the Grand Junction City Council finds that the RSF-2 zone district meets the recommended land use category as shown on the Future Land Use map and the Growth Plan's goals and policies, and meets the criteria found in Section 2.5 of the Zoning and Development Code.

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

The following property is zoned RSF-2, Residential Single Family, with a density not to exceed 2 units per acre:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
PINNACLE RIDGE ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 21, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the SW 1/4 NW 1/4 of said Section 21, LESS HOWEVER, Block Three and all of Spur Drive lying within said Block Three lying North of the North right of way for Rawhide Drive, as shown on Energy Center Subdivision, Phase 1, as same is recorded in Plat Book 8, Page 55, Public Records of Mesa County, Colorado, TOGETHER WITH, all of the NW 1/4 NW 1/4 of said Section 21 lying South of and adjacent to, the South line of The Ridges Filing No. Three, as same is recorded in Plat Book 12, Page 373, Public Records of Mesa County, Colorado.

CONTAINS 45.4667 Acres (1,980,529.8 Sq. Ft.), more or less, as described

INTRODUCED on first reading this 2nd day of February, 2005.

PASSED and ADOPTED on second reading this 16th day of February, 2005.

/s/ Bruce Hill

Mayor

ATTEST:

/s/ Stephanie Tuin

City Clerk