

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3741

**AN ORDINANCE ZONING THE HAWK'S NEST ANNEXATION TO
RSF-4 (RESIDENTIAL SINGLE FAMILY 4 DU/AC)**

LOCATED AT 157 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 Hawk's Nest 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 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.

HAWK'S NEST ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 32 and assuming the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32 bears S 89°52'02" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°15'13" W along the East line of the NE 1/4 of said Section 32, a distance of 225.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°15'13" W along the East line of the NE 1/4

of said Section 32, a distance of 1517.75 feet; thence N 89°44'20" W a distance of 663.54 feet, more or less, to a point on the East line of that certain property with Mesa County Parcel Control Number 2943-321-00-160, the description of same being recorded in Book 2096, Page 142 and Book 2417, Page 383, Public Records of Mesa County, Colorado; thence N 00°15'40" E along the East line of said parcel, a distance of 1708.40 feet to a point on the South right of way for B Road, being a line 30.00 feet South of and parallel with, the North line of the NE 1/4 NE 1/4 of said Section 29; thence N 89°52'02" E along said South right of way, a distance of 633.33 feet, more or less, to the Point of Beginning.

CONTAINING 25.9196 Acres (1,129,056.28 Sq. Ft.), more or less, as described.

And also, A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 32 and assuming the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32 bears S 89°52'02" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°15'13" W along the East line of the NE 1/4 of said Section 32, a distance of 1,742.95 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°15'13" W along the East line of the NE 1/4 of said Section 32, a distance of 500.00 feet; thence N 89°44'20" W a distance of 239.90 feet; thence N 00°15'40" E a distance of 149.00 feet; thence N 89°44'20" W a distance of 423.70 feet, more or less, to a point on the East line of that certain property with Mesa County Parcel Control Number 2943-321-00-160, the description of same being recorded in Book 2096, Page 142 and Book 2417, Page 383, Public Records of Mesa County, Colorado; thence N 00°15'40" E along the East line of said parcel, a distance of 351.00 feet; thence S 89°44'20" E a distance of 663.54 feet, more or less, to the Point of Beginning.

CONTAINING 6.1674 Acres (268,653.88 Sq. Ft.), more or less, as described.

Housing type, density and bulk standards shall be for the RSF-4 zone district.

Introduced on first reading this 2nd day of March, 2005 and ordered published.

ADOPTED on second reading this 16th day of March, 2005.

/s/ Bruce Hill
President of the Council

ATTEST:

/s/ Stephanie Tuin
City Clerk