

ORDINANCE NO. 3745

AN ORDINANCE ZONING THE UNAWEEP HEIGHTS ANNEXATION NO. 4 TO RESIDENTIAL SINGLE-FAMILY, NOT TO EXCEED 4 UNITS PER ACRE (RSF-4) LOCATED AT 2861 B 3/4 ROAD AND VICTORIA 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 applying an RSF-4 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 zone district be established for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms to the adopted 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 the Residential Single-family, not to exceed 4 units per acre (RSF-4) zone district

Includes the following tax parcels 2943-301-00-245 and 2943-301-00-166

PERIMETER BOUNDARY LEGAL DESCRIPTION
UNAWEEP HEIGHTS ANNEXATION NO. 4

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 30, 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 the SW 1/4 NE 1/4 of said Section 30, and assuming the North line of the SW 1/4 NE 1/4 of said Section 30 bears N 89°58'35" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°58'35" W along the North line of the SW 1/4 NE 1/4 of said Section 30, a distance of 4.90 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°07'07" E along the East line of Lot 11, Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, Public Records of Mesa County, Colorado, a distance of 327.31 feet, more or less, to a point on the North line of Church Subdivision, as same is recorded in Plat Book 11, Page 9 of the Public Records of Mesa County, Colorado; thence S 89°56'51" W along the North line of said Church Subdivision, a distance of 5.56 feet, more or less, to the Northwest corner of Lot 7 of said Church Subdivision; thence S 00°12'04" E along the West line of said Church Subdivision, a distance of 331.65 feet to a point on the South line of said Lot 11, Grand Junction Orchard Mesa Land Company's Orchard

Subdivision; thence S 89°57'39" W along the South line of said Lot 11, Grand Junction Orchard Mesa Land Company's Orchard Subdivision and along the North line of Thistle Street Subdivision Correction Plat, as same is recorded in Plat Book 14, Page 306, Public Records of Mesa County, Colorado, a distance of 653.89 feet to a point on the West line of said Lot 11, Grand Junction Orchard Mesa Land Company's Orchard Subdivision; thence N 00°04'40" W along the West line of said Lot 11, Grand Junction Orchard Mesa Land Company's Orchard Subdivision, a distance of 637.13 feet; thence N 89°58'35" E along a line 22.00 feet South of and parallel with, the North line of the SW 1/4 NE 1/4 of said Section 30, a distance of 94.97 feet to a point being the beginning of a 172.00 foot radius curve, concave Northwest, whose long chord bears N 75°19'41" E and with a long chord length of 86.99 feet; thence Northeasterly 87.94 feet along the arc of said curve, through a central angle of 29°17'44" to a point on the North line of the SW 1/4 NE 1/4 of said Section 30; thence N 89°58'35" E along the North line of the SW 1/4 NE 1/4 of said Section 30, a distance of 479.35 feet, more or less, to the Point of Beginning.

CONTAINING 9.8491 Acres (429,028.44 Sq. Ft.), as described.

Introduced on first reading this 16th day of March, 2005

PASSED and ADOPTED on second reading this 6th day of April, 2005.

/s/: Bruce Hill
President of the Council

Attest:

/s/: Stephanie Tuin
City Clerk