

ORDINANCE NO. 3747

AN ORDINANCE ZONING THE BARKER ANNEXATION NO. 3 TO RESIDENTIAL SINGLE-FAMILY, NOT TO EXCEED FOUR UNITS PER ACRE (RSF-4)

LOCATED AT 2939 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 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 four units per acre (RSF-4) zone district

Includes the following tax parcel 2943-322-09-024

**PERIMETER BOUNDARY LEGAL DESCRIPTION
BARKER ANNEXATION NO. 3**

A certain parcel of land lying in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being all of Lot 1, Plat of Sunset Park as same is recorded in Plat Book 9, Page 93, Public Records of Mesa County, Colorado together with all of that certain 50.0 foot wide right of way for Jon Hall Drive lying North of the East and West lines of said Lot 1, being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 1, Sunset Park, and assuming the West line of said Lot 1 bears N 00°08'57" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°08'57" W along the West line and the Northerly projection thereof, of said Lot 1, a distance of 160.06 feet to a point on the North right of way for said Jon Hall Drive; thence N 89°51'27" E along said North right of way, a distance of 81.00 feet; thence S 00°08'57" E along the East line and the Northerly projection thereof, of said Lot 1, a distance of 160.05 feet to the Southeast

corner of said Lot 1; thence S 89°51'18" W along the South line of said Lot 1, a distance of 81.00 feet to the Point of Beginning.

CONTAINING 0.298 Acres (12,964.6 Sq. Ft.), more or less, 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