

**ORDINANCE NO. 3776**

**AN ORDINANCE ZONING THE IRWIN/RIVERFRONT ANNEXATION TO  
RESIDENTIAL SINGLE FAMILY – 4 UNITS/ACRE (RSF-4) &  
COMMUNITY SERVICES & RECREATION (CSR)  
LOCATED AT 586 RIO VERDE LANE & 616 22 ¾ 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 applying a RSF-4, Residential Single Family – 4 units/acre & CSR, Community Services & Recreation Zoning District to the Irwin/Riverfront Annexation 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 units/acre & CSR, Community Services & Recreation zoning districts be established.

The Planning Commission and City Council find that the RSF-4, Residential Single Family – 4 units/acre & CSR, Community Services & Recreation 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 rezoned Residential Single Family with a density not to exceed four (4) units per acre.

**586 Rio Verde Lane**

Commencing at the Southwest corner of the NE ¼ of said Section 7; thence North 89°56'57" East along the South line of the SW ¼ of the NE ¼ of said Section 7 a distance of 1322.49 feet to the Southwest corner of the SE ¼ of the NE ¼ of said Section 7; thence North 00°07'39" West along the West line of the SE ¼ of the NE ¼ of said Section 7 a distance of 1323.10 feet to the Northwest corner of the SE ¼ of the NE ¼ of said Section 7; thence South 89°51'38" West 60.00 feet; thence North 00°07'39" West 485.81 feet to the true point of beginning; thence continuing North 00°07'39" West 161.53 feet; thence North 89°49'10" East 60.00 feet to a point on the West line of the NE ¼ of the NE ¼ of said Section 7; thence North 00°07'39" West along said West line of the NE ¼ of the NE ¼ of Section 7 a distance of 639.37 feet to the Northwest corner of the NE ¼ of the NE ¼ of said Section 7; thence South 89°40'41" East along the North Line of the NE ¼ of said

Section 7 a distance of 577.50 feet; thence South 00°07'40" East 801.42 feet; thence North 89°40'41" West 637.51 feet to the true point of beginning.

CONTAINING 10.12 Acres (440,827 Sq. Ft.), more or less, as described.

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

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

The following property shall be rezoned Community Services & Recreation (CSR).

**616 22 ¾ Road**

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 6 and the Northeast Quarter (NE 1/4) of Section 7, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

ALL of Lot 2, Plat of 23 Road Subdivision, as same is recorded in Plat Book 19, Pages 280 and 281, Public Records of Mesa County, Colorado, lying South of and adjacent to, the River Road Annexation, City of Grand Junction Ordinance Number 2901.

CONTAINS 8.86 Acres (385,942 Sq. Ft.), more or less, as described.

Introduced on first reading this 18<sup>th</sup> day of May, 2005 and ordered published.

Adopted on second reading this 1<sup>st</sup> day of June, 2005.

/s/: Bruce Hill  
President of the Council

ATTEST:

/s/: Stephanie Tuin  
City Clerk