

**ORDINANCE NO. 3808**

**AN ORDINANCE ZONING THE KOCH/FISHER ANNEXATION TO  
AN RSF-4 (RESIDENTIAL SINGLE FAMILY WITH A  
DENSITY NOT TO EXCEED 4 DU/AC) ZONE DISTRICT  
LOCATED AT 2041 AND 2043 CONESTOGA 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 Koch/Fisher Annexation to the RSF-4 (Residential Single Family with a density not to exceed 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 with a density not to exceed 4 du/ac) zone district be established.

The Planning Commission and City Council find that the RSF-4 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.

**KOCH/FISHER ANNEXATION**

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4 ) of Section 15, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the East line of the SE 1/4 NW 1/4 of said Section 15 to bear N00°58'57"E with all bearings contained herein relative thereto; thence

N89°27'34"W along the South line of the SE 1/4 NW 1/4 of said Section 15 a distance of 284.30 feet to the intersection of the Southerly projection of the East line of Lot 4, Block 1, The Homestead Subdivision as recorded in Plat Book 16, Page 369 Mesa County, Colorado records; thence N00°59'16"E along said Southerly projected line of said Lot 4 a distance of 16.33 feet to the Southeast corner of said Lot 4 also being the Point of Beginning; thence N89°00'44"W along the South line of Lots 4 and 5, Block 1 of said Homestead Subdivision a distance of 362.30 to the Southwest corner of said Lot 5, also being the South line of The Zambrano Annexation, Ordinance No. 3427, City of Grand Junction; thence N63°27'57"E along the South line of said Zambrano Annexation a distance of 411.17 feet to a point on the North right of way of Conestoga Drive; thence S04°02'03"W a distance of 44.08 feet to the Northeast corner of said Lot 4; thence S00°59'16"W along the East line of said Lot 4 a distance of 145.98 feet to Point of Beginning.

Said parcel contains 0.79 acres (34,247 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 6th day of July, 2005 and ordered published.

**ADOPTED** on second reading this 20<sup>th</sup> day of July, 2005.

ATTEST:

/s/: Bruce Hill  
President of the Council

/s/: Stephanie Tuin  
City Clerk