

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3841

**AN ORDINANCE ZONING THE EMMANUEL BAPTIST CHURCH ANNEXATION
TO
RSF-4**

LOCATED AT 395 31 5/8 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 Emmanuel Baptist Church Annexation to the RSF-4 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 the public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 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 RSF-4 with a density not to exceed 4 units per acre.

EMMANUEL BAPTIST CHURCH ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 22, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the NW1/4 NE1/4 of said Section 22 and assuming the North line of the NW1/4 NE1/4 of said Section 22 to bear S89°53'08"E with all bearings contained herein relative thereto; thence

S00°28'30"W along the West line of the NW1/4 NE1/4 of said Section 22 a distance of 30.00 feet to a point on the Southerly right of way of D Road; thence S89°53'08"E along said Southerly right of way of D Road a distance of 331.57 feet to the Northwest corner of Parcel 2A, Ronnie Ankarlo Simple Land Division as recorded in Plat Book 17, Page 283, Mesa County, Colorado records and the Point of Beginning; thence continuing S89°53'08"E along said Southerly right of way of D Road a distance of 302.67 feet to the Northeast corner of said Parcel 2A also being the Westerly right of way of 31 5/8 Court as recorded in Book 2390, Page 867; thence S00°26'48"W along the Westerly right of way of said 31 5/8 Court, a distance of 626.91 feet to the Southeast corner of said Parcel 2A; thence N89°53'08"W a distance of 302.98 feet to the Southwest corner of said Parcel 2A; thence N00°28'30"E along the West line of said Parcel 2A a distance of 626.91 feet to the Point of Beginning.

Said parcel contains 4.36 acres (189,841 square feet), more or less, as described.

Introduced on first reading this 19th day of October, 2005 and ordered published.

Adopted on second reading this 2nd day of November, 2005.

/s/ Bruce Hill

Mayor

ATTEST:

/s/ Stephanie Tuin

City Clerk