

ORDINANCE NO. 3859
AN ORDINANCE ZONING THE HAMMER-WHITT ANNEXATION TO
RSF-4
LOCATED AT 29 ½ ROAD AND RONDA LEE 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 Hammer-Whitt 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.

HAMMER-WHITT ANNEXATION

A parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 32, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 32 and assuming the South line of the NE 1/4 NW 1/4 of said Section 32 to bear S89°51'15"W with all bearings contained herein relative thereto; thence from said Point of Beginning S89°51'15"W along the South line of the NE 1/4 NW 1/4 of said Section 32 a distance of 658.00 feet to the East line of Lot 1, Sunset Park recorded in Plat Book 9, Page 93, Mesa County, Colorado records; thence N00°05'03"W along the East line of said Sunset Park a distance of 410.00 feet to the Southeast corner of Lot 20 of said Sunset Park also being a point on the North right of way of Ronda Lee Road; thence N89°51'15"E along the North right

of way of said Ronda Lee Road a distance of 613.31 feet; thence 31.38 feet along a 20.00 foot radius curve concave Northwest, having a central angle of 89°53'58" and a chord that bears N44°54'16"E a distance of 28.26 feet to the West right of way of 29 1/2 Road; thence S00°02'43"E a distance of 19.96 feet; thence N89°51'15"E a distance of 25.00 to the East line of the NE 1/4 NW 1/4 of said Section 32; thence S00°02'43"E along the East line of the NE 1/4 NW 1/4 of said Section 32 a distance of 410.00 feet to the Point of Beginning.

Said parcel contains 6.20 acres (269,891 sq. ft.) more or less as described.

Introduced on first reading this 7th day of December, 2005 and ordered published.

Adopted on second reading this 18th day of January, 2006.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk