

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3883**

**AN ORDINANCE ZONING THE BELLHOUSE ANNEXATION TO  
RSF-2**

**LOCATED AT 2381 SOUTH SAN MIGUEL DRIVE EXCLUDING ANY RIGHT-OF-  
WAY**

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 Bellhouse Annexation to the RSF-2 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-2 zone district be established.

The Planning Commission and City Council find that the RSF-2 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-2 with a density not to exceed 2 units per acre.

**BELLHOUSE ANNEXATION**

A certain parcel of land located in the North 1/2 (N 1/2) of Section 17, Township 1 South, Range 1 West, of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE1/4) of said Section 17 and assuming the West line of the NE 1/4 NE1/4 of said Section 17 to bear N00°17'59"W with all bearings contained herein relative thereto; thence N00°17'59"W along the West line of said NE 1/4

NE1/4 of said Section 17 a distance of 252.67 feet to the most Southerly corner of Lot 1, Block 3, Vallejo Subdivision Second Amendment recorded in Plat Book 9, Page 66, Mesa County, Colorado public records; thence N51°50'00"E along the Northwesterly line of Lot 3, of said Block 3, a distance of 71.60 feet; thence S64°13'47"E along the Northeasterly line of said Lot 3 a distance of 143.72 feet to a point on the Northwesterly right of way of San Miguel Drive; thence along the Northwesterly right of way of San Miguel Drive the following three (3) courses: (1) 60.44 feet along the arc of a 50.00 foot radius curve concave Southeast, having a central angle of 69°15'47" and a chord bearing N60°24'07"E a distance of 56.83 feet; (2) thence N35°02'00"E a distance of 42.79 feet; (3) thence 40.78 feet along the arc of a 25.00 foot radius curve concave Southwest, having a central angle of 93°27'00" and a chord bearing N11°41'30"W a distance of 36.40 feet to a point on the Southerly right of way of San Miguel Drive; thence N58°25'00"W along the Southerly right of way of San Miguel Drive a distance of 297.64 feet to the West line of said NE 1/4 NE1/4 of said Section 17; thence N00°17'59"W along the West line of said NE 1/4 NE1/4 of said Section 17 a distance of 25.67 feet; thence S58°25'00"E along the centerline of San Miguel Drive, being 50.00 feet in width, as shown on said Vallejo Subdivision Second Amendment a distance of 365.37 feet; thence S35°33'47"W a distance of 529.57 feet to the most Southerly corner of said Lot 3; thence N00°17'59"W a distance of 107.42 feet to the Point of Beginning.

Said parcel contains 1.37 acres (59,554 square feet), more or less, as described.

Introduced on first reading this 1<sup>st</sup> day of February, 2006 and ordered published.

Adopted on second reading this 5<sup>th</sup> day of April, 2006.

/s/ Bruce Hill  
Mayor

ATTEST:

/s/ Stephanie Tuin  
City Clerk