

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3887

**AN ORDINANCE ZONING THE CHIPETA HEIGHTS ANNEXATION TO
RSF-4**

LOCATED AT 203 AND 221 29 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 Chipeta Heights 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.

CHIPETA HEIGHTS ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 SE 1/4 of said Section 30 and assuming the East line of the SE 1/4 SE 1/4 of said Section 30 to bear S00°10'38"E with all bearings contained herein relative thereto, thence N89°58'28"W along the North line of the SE 1/4 SE 1/4 of said Section 30 a

distance of 30.00 feet to a point on the Westerly right of way of 29 Road as described in Book 3628, Page 471 of the Mesa County, Colorado public records, being the Point of Beginning; thence S00°10'38"E along said Westerly right of way of 29 Road a distance of 367.46 feet; thence S89°57'41"W a distance of 146.70 feet; thence S00°06'38"E a distance of 600.00 feet; thence N89°57'41"E a distance of 147.40 feet to a point on the Westerly right of way as described in Book 3580, Page 799 of the Mesa County, Colorado public records; thence S00°10'38"E along said Westerly right of way a distance of 313.50 feet to a point on the Easterly projection on the Northerly right of way of B Road as described in Book 894, Page 202, of the Mesa County, Colorado public records; thence S89°57'46"W along said right of way line of B Road a distance of 629.35 feet to the Southwest corner of Lot 32, of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as recorded in Plat Book 1, Page 26, of the Mesa County, Colorado public records; thence N00°06'25"W along the Westerly line of Lot 32 and Lot 25 of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 1282.54 feet to the Northwest Corner of said Lot 25; thence S89°58'28"E along the Northerly line of said Lot 25 a distance of 627.81 feet to the Point of Beginning.

Said parcel contains 16.48 acres (717,739 square feet), more or less, as described.

Introduced on first reading this 15th day of March, 2006 and ordered published.

Adopted on second reading this 5th day of April, 2006.

/s/ Bruce Hill
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk