

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3906**

**AN ORDINANCE ZONING THE CR NEVADA ANNEXATION TO  
RSF-E**

**LOCATED AT 22 ½ ROAD AND SOUTH BROADWAY**

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 CR NEVADA Annexation to the RSF-E 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 is compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

**CR NEVADA ANNEXATION**

A certain parcel of land located in the South Half (S 1/2) of Lot 1, and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 18, 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 Lot 1 of said Section 18 also being the Northwest corner of Pumphouse Subdivision as recorded in Plat Book 15, Pages 222 and 223 , Mesa County, Colorado public records and assuming the West line of said Lot 1 to bear N00°18'32"W with all bearings contained herein relative thereto; thence N00°18'32"W along the West line of the S 1/2 of said Lot 1 a distance of 659.00 feet to the Northwest corner of the S 1/2 of said Lot 1; thence N89°50'26"E along the North line of the S 1/2 of said Lot 1 a distance of 1338.03

feet to a point on the Easterly right of way of 22 1/4 Road as shown on the plat of South Broadway Subdivision No. 2, as recorded in Plat Book 9, Page 130 of the Mesa County, Colorado public records; thence S00°10'49"E along the Easterly right of way of said 22 1/4 Road a distance of 131.86 feet; thence continuing along the Easterly right of way of said 22 1/4 Road 183.26 feet along the arc of a 50.00 foot radius curve concave West, having a central angle of 210°00'00" and a chord bearing S14°49'11"W a distance of 96.59 to a point on the East line of the S 1/2 of said Lot 1; thence S00°10'49"E along the East line of the S 1/2 of said Lot 1 a distance of 433.87 feet to the Southeast corner of said Lot 1; thence S89°50'33" along the South line of said Lot 1 also being the North line of said Pumphouse Subdivision a distance of 1311.55 feet to the Point of Beginning.

Said parcel contains 19.73 acres (852,711 square feet), more or less, as described.

Introduced on first reading this 17<sup>th</sup> day of May, 2006 and ordered published.

Adopted on second reading this 7<sup>th</sup> day of June, 2006.

/s/ James J. Doody

Mayor

ATTEST:

/s/ Stephanie Tuin

City Clerk