

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3933**

**AN ORDINANCE ZONING THE VODOPICH ANNEXATION TO  
RSF-4**

**LOCATED AT 3023 F ½ 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 Vodopich Annexation to the RSF-4 zone district finding that it conforms with 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 generally 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.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 zone district 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 be zoned Residential Single Family with a density not to exceed 4 units per acre.

**VODOPICH ANNEXATION**

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 4, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of the NW1/4 SW1/4 of said Section 4 and assuming the East line of the NW1/4 SW1/4 of said Section 4 bears S00°10'25"E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S00°10'25"E along the East line of the NW1/4 SW1/4 of said Section 4 a distance of 453.62 feet to the Price Ditch, as described in Book 2266, Page 760 of the Mesa County, Colorado Public Records; thence N62°01'59"W along said Price Ditch a distance of 461.46; thence N00°01'57"W a distance of 236.96 feet to a point on the North line of the NW1/4 SW1/4 of said Section 4;

thence N89°57'52"E along the North line of the NW1/4 SW1/4 of said Section 4, a distance of 406.33, more or less to the POINT OF BEGINNING.

Said parcel contains 3.23 acres (140,707 square feet), more or less, as described.

Housing type, density and bulk standards shall be for the RSF-4 zone district.

Introduced on first reading this 5<sup>th</sup> day of July, 2006 and ordered published.

**ADOPTED** on second reading this 19<sup>th</sup> day of July, 2006.

ATTEST:

/s/ Bonnie Beckstein  
President of the Council Pro Tem

/s/ Stephanie Tuin  
City Clerk