

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3947

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

LOCATED AT 2730 B 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 Harris 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.

HARRIS ANNEXATION

A certain parcel of land located in the South half Quarter (S 1/2) of Section 25, and the Northwest Quarter (NW 1/4) of Section 36, 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 Northwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 25 and assuming the West line of the SW1/4 SW1/4 of said Section 25 bears N00°04'22"W with all other bearings contained herein being relative thereto; thence S89°56'01"E along the North line of the SW1/4 SW1/4 of said Section 25 a distance of 40.00 feet; thence S00°04'22"E along the Westerly line of Copper Hills Subdivision, as same is recorded in Plat Book 11, Page 281, Public Records of Mesa County, Colorado, and being the East right of way of 27 Road, a distance of 398.25 feet; thence S89°55'14"W a distance of 10.00 feet; thence S00°04'22"E along said right of

way, a distance of 75.00 feet; thence N89°55'14"E a distance of 10.00 feet; thence S00°04'22"E along said right of way a distance of 391.59 feet; thence 26.38 feet along the arc of a 20.00 foot radius curve concave Northeast, having a central angle of 75°34'32" and a chord bearing S37°52'30"E a distance of 24.51 feet; thence S75°39'46"E along the Southerly line of Block Two of Rincon Subdivision, as same is recorded in Plat Book 11, Page 282, Public Records of Mesa County, Colorado, and being the North right of way of B Road, a distance of 39.61 feet; thence along said right of way 206.84 feet along the arc of a 613.00 foot radius curve concave Southwest, having a central angle of 19°20'00" and a chord bearing S65°59'46"E a distance of 205.86 feet; thence S56°19'46"E along said right of way, a distance of 441.30 feet; thence along said right of way 202.97 feet along the arc of a 345.09 foot radius curve concave Northeast, having a central angle of 33°42'00" and a chord bearing S73°10'46"E a distance of 200.06 feet; thence N89°58'14"E along said right of way, a distance of 481.43 feet to a point on the East line of the SW1/4 SW1/4 of said Section 25; thence N00°06'39"W along said East line, a distance of 219.33 feet to the Northeast corner of Lot 10, Block three of said Rincon Subdivision; thence N89°58'14"E a distance of 5.00 feet; thence S00°06'39"E along a line being 5.00 feet East of and parallel with the East line of the SW1/4 SW1/4 of said Section 25 a distance of 259.93 feet to a point on the South line of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 25; thence S89°58'14"W a distance of 5.00 feet to the Southwest corner of the SE1/4 SW1/4 of said Section 25; thence S89°58'14"W along the South line of the SW1/4 SW1/4 of said Section 25 a distance of 661.51 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence along said right of way, 64.14 feet along the arc of a 425.09 foot radius curve concave Northeast, having a central angle of 08°38'42" and a chord bearing N60°39'07"W a distance of 64.08 feet; thence N56°19'46"W along said right of way, a distance of 441.30 feet; thence along said right of way 98.99 feet along the arc of a 533.00 foot radius curve concave Southwest, having a central angle of 10°38'29" and a chord bearing N61°39'01"W a distance of 98.85 feet; thence N00°04'46"W along said right of way, a distance of 43.22 feet; thence along said right of way 69.96 feet along the arc of a 573.00 foot radius curve concave Southwest, having a central angle of 06°59'44" and a chord bearing N72°09'54"W a distance of 69.92 feet; thence N75°39'46"W along said right of way, a distance of 39.61 feet; thence along said right of way 79.14 feet along the arc of a 60.00 foot radius curve concave Northeast, having a central angle of 75°34'32" and a chord bearing N37°52'30"W a distance of 73.53 feet to a point on the West line of the SW1/4 SW1/4 of said Section 25; thence N00°04'22"W along said West line a distance of 864.95 feet, more or less, to the Point of Beginning.

Said parcel contains 2.73 acres (119,127 square feet), more or less, as described.

And also

A certain parcel of land located in the Southwest Quarter (SW1/4) of Section 25, and the Northwest Quarter (NW 1/4) of Section 36, 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 Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 25, and assuming the South line of the SW1/4 SE1/4 of said Section 25 bears N89°58'14"E with all other bearings contained herein being relative thereto; thence N89°58'14"E along the South line of the SE1/4 SW1/4 of said Section 25 a distance of 5.00 feet; thence N00°06'39"W along a line being 5.00 feet East of and parallel with the West line of the SE1/4 SW1/4 of said Section 25 a distance of 259.93 feet; thence N89°58'14"W distance of 5.00 feet to the Northeast corner of Lot 10, Block Three, of Rincon Subdivision, as same is recorded in Plat Book 11, Page 282, Public Records of Mesa County, Colorado, and being a point on the West line of the SW1/4 SE1/4 of said Section 25; thence N00°06'39"W along said West line, a distance of 399.35 feet to the Northwest corner of that certain parcel of land as described in book 3937, page 864, Public Records of Mesa County, Colorado; thence N89°56'56"E a distance of 528.66 feet to the Northeast corner of said parcel; thence S00°01'46"E a distance of 280.00 feet; thence S89°56'44"W a distance of 419.71 feet; thence S40°16'43"E a distance of 394.41 feet; thence S33°52'09"E a distance of 58.13 feet; thence S49°47'58"E a distance of 46.43 feet to a point on the South line of the SE1/4 SW1/4 of said Section 25; thence S00°01'46"E a distance of 40.00 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence S89°58'14"W along said right of way, a distance of 912.17 feet; thence along said right of way 185.89 feet along the arc of a 425.09 foot radius curve concave Northeast, having a central angle of 25°03'18" and a chord bearing N77°30'07"W a distance of 184.41 feet to a point on the South line of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 25; thence N89°58'14"E along said South line a distance of 661.51 feet, more or less, to the Point of Beginning.

Said parcel contains 6.65 acres (289,667 square feet), more or less, as described.

Introduced on first reading this 19th day of July, 2006 and ordered published.

ADOPTED on second reading this 2nd day of August, 2006.

ATTEST:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk