

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3955

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

LOCATED AT 527 REED MESA DRIVE

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 Schroeder 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 RSF-4 (Residential Single Family, 4 units per acre).

SCHROEDER ANNEXATION

A parcel of land located in the Southwest 1/4 (SW 1/4) of Section 7, 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 Northwest corner of Lot 9, Block 8, Reed Mesa Subdivision Amended, as recorded in Plat Book 9, Page 62, public records of Mesa County, Colorado, and assuming the North line of said Lot 9 Block 8, to bear S59°08'46"E with all bearings contained herein relative thereto; thence S59°08'46"E along said North line a distance of 206.00 feet to the Northeast corner of said Lot 9 Block 8, and also being a point on the Westerly right of way of Reed Mesa Drive; thence N30°51'14"E along said Westerly right of way, a distance of 203.00 feet to a point on a line being 5 feet South of and parallel with the Southerly line of Swan Lane Annexation, Ordinance No. 3784, City of Grand Junction; thence

N59°08'46"W along said parallel line, a distance of 275.00 feet; thence N30°56'14"E a distance of 5.00 feet to a point on the Southerly line of said Swan Lane Annexation; thence S59°08'46"E along said Southerly line of said Swan Lane Annexation, a distance of 300.00 feet; thence S30°51'14"W along the center line of said Reed Mesa Drive, a distance of 188.00 feet; thence S59°08'46"E a distance of 25.00 feet to a point on the Easterly right of way of said Reed Mesa Drive; thence S30°51'14"W along said Easterly right of way, a distance of 130.00 feet; thence N59°08'46"W a distance of 256.16 feet to the Southwest corner of said Lot 9, Block 8; thence N30°56'14"E along the West line of said Lot 9, Block 8, a distance of 110.00 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 0.81 acres (35,244 square feet), more or less, as described.

Introduced on first reading this 2nd day of August, 2006 and ordered published.

ADOPTED on second reading this 16th day of August, 2006.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk