

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3972

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

LOCATED AT 2940 B 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 Colvin 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 du/ac).

COLVIN ANNEXATION NO.1

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 29, 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 Southeast corner of the Northwest Quarter of said Section 29, and assuming the South line of the SE1/4 NW1/4 of said Section 29 bears S89°50'36"W with all other bearings contained herein being relative thereto; thence S89°50'36"W along said South line a distance of 329.90 feet to the Southeast corner of that certain parcel of land as described in book 4163, page 485, Public Records of Mesa County, Colorado and also being the POINT OF BEGINNING; thence S89°50'36"W along the South line of the SE1/4 NW1/4 of said Section 29 a distance of 329.91 feet to the Southwest corner of said parcel; thence N00°09'45"W along the West line of said parcel a distance of 650.00 feet; thence N89°50'36"E a distance of 10.00 feet to a point on a line being 10.00 feet East of and parallel with the West line of said parcel; thence S00°09'45"E along said parallel line a distance of 620.00 feet to a point on a line being

30.00 feet North of and parallel with the South line of the SE1/4 NW1/4 of said Section 29; thence N89°50'36"E along said parallel line a distance of 319.91 feet to a point on the East line of said parcel; thence S00°09'25"E along said East line a distance of 30.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.36 acres (16,098 square feet), more or less, as described.

COLVIN ANNEXATION NO.2

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 29, 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 Southeast corner of the Northwest Quarter of said Section 29, and assuming the South line of the SE1/4 NW1/4 of said Section 29 bears S89°50'36"W with all other bearings contained herein being relative thereto; thence S89°50'36"W along said South line a distance of 329.90 feet to the Southeast corner of that certain parcel of land as described in book 4163, page 485, Public Records of Mesa County, Colorado; thence N00°09'25"W a distance of 30.00 feet to a point on the East line of said and being the POINT OF BEGINNING; thence from said Point of Beginning S89°50'36"W along a line being 30.00 feet North of and parallel with the South line of the SE1/4 NW1/4 of said Section 29 a distance of 319.91 feet to a point on a line being 10.00 feet East of and parallel with the West line of said parcel; thence N00°09'45"W along said parallel line a distance of 620.00 feet; thence S89°50'36"W a distance of 10.00 feet to a point on the West line of said parcel; thence N00°09'45"W along said West line a distance of 669.93 feet to the Northwest corner of said parcel; thence N89°50'55"E along the North line of said parcel a distance of 330.03 feet to the Northeast corner of said parcel; thence S00°09'25"E along the East line of said parcel a distance of 1289.89 feet, more or less, to the Point of Beginning.

Said parcel contains 9.62 acres (419,430 square feet), more or less, as described.

Introduced on first reading this 6th day of September, 2006 and ordered published.

ADOPTED on second reading this 20th day of September, 2006.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk