

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3988

AN ORDINANCE ZONING THE FOX ANNEXATION TO RO (RESIDENTIAL OFFICE)
LOCATED AT 3000 F ROAD

Recitals:

A request for a Zone of Annexation has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 1.6 acres, located at 3000 F Road, be zoned from a County RSF-4 (Residential Single Family, 4 units per acre) zone district to RO (Residential Office).

The Planning Commission recommended approval of the RO zone district. In a public hearing, the City Council reviewed the request for the proposed zoning and determined that it satisfied the criteria as set forth and established in Section 2.6.A of the Zoning and Development Code and the proposed zone is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED RO (RESIDENTIAL OFFICE).

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) 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:

COMMENCING at the Southwest corner of said Section 4, and assuming the West line of the SW 1/4 SW 1/4 of said Section 4 to bear N00°09'16"W with all bearings contained herein relative thereto; thence N00°09'16"W, along the West line of the SW 1/4 SW 1/4 of said Section 4, a distance of 350.05 feet to the POINT OF BEGINNING; thence S89°50'44"W, a distance of 40.00 feet to a point on the Westerly right of way of 30 Road; thence N00°09'16"W, along the Westerly right of way of 30 Road a distance of 150.12 feet; thence S89°55'10"E along the Southerly right of way and the Westerly projection of East Vista Drive as same is shown on the plat of Village East First Filing, as described in Plat Book 11, page 76 of the Mesa County, Colorado, Public Records a distance of 240.07 feet to the Northwest corner of Block One of said Village East First Filing; thence S00°09'16"E along the West line of Block One of said Village East First Filing, a distance of 450.00 feet to a point on the Northerly right of way of Patterson Road; thence N89°55'10"W, along the North right of way of Patterson Road, a distance of 135.00 feet; thence N45°02'11"W, along said right of way, a distance of 35.43 feet to a point on the Easterly right of way of said 30 Road; thence N00°09'16"W along the East right of way of said 30 Road a distance of 275.21 feet; thence S89°50'44"W a distance of 40.00 feet, more or less to the POINT OF BEGINNING.

Excluding any Right-of-Way.

INTRODUCED on first reading on the 1st day of November, 2006 and ordered published.

ADOPTED on second reading this 15th day of November, 2006.

ATTEST:

/s/: James J. Doody
President of Council

/s/: Juanita Peterson
Deputy City Clerk