

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4009

**AN ORDINANCE ZONING THE MAHAN MANOR ANNEXATION TO RSF-4,
RESIDENTIAL SINGLE FAMILY WITH A DENSITY
NOT TO EXCEED FOUR UNITS PER ACRE**

LOCATED AT 2855 UNAWEEP AVENUE

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 Mahan Manor Annexation to RSF-4, Residential Single Family not to exceed four units per acre, 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 with a density not to exceed four units per acre.

MAHAN MANOR ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 30, 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 Lot 3 of Kirby Subdivision, as same is recorded in Plat Book 11, Page 28, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 3 bears N89°57'12"W with all other bearings contained herein being relative thereto; thence N89°57'12"W along the North line of said Kirby Subdivision a distance of 493.20 feet to the Southwest corner of that certain parcel of land as described in Book 3268, Pages 258-259, Public Records of Mesa County, Colorado; thence N00°02'43"W along the West line of said parcel a distance of 910.00 feet to the North line of the NW 1/4 NE 1/4 of said Section 30; thence S89°57'28"E along said North line a distance of 492.16 feet to the Northwest corner of the UnawEEP Heights Annexation No. 3, City of Grand Junction, Ordinance No. 3549; thence

S00°01'12"E along the West line of said Unawep Heights Annexation No. 3 a distance of 910.09 feet, more or less, to the Point of Beginning.

Said parcel contains 10.34 acres (450,475 square feet), more or less, as described

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

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

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk