

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4046

**AN ORDINANCE ZONING THE HERON'S NEST ANNEXATION TO
RSF-4**

LOCATED AT 3125 D 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 Heron's Nest 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).

HERON'S NEST ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, 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 Northeast corner of the NW1/4 NW1/4 of said Section 22, and assuming the North line of the NW1/4 NW1/4 of said Section 22 to bear N89°53'17"W with all bearings contained herein relative thereto; thence S00°13'57"W, along the East line of the NW1/4 NW1/4 of said Section 22, a distance of 30.00 feet to the Northeast corner of that certain parcel of land as described in Book 2037, Pages 223-226, Public Records, Mesa County, Colorado and also being the POINT OF BEGINNING; thence S00°13'57"W, along said East line of the NW1/4 NW1/4 a distance of 650.00 feet; thence N89°53'17"W parcel a distance of 10.00 feet; thence N00°13'57"E along a line being 10.00 feet West of and parallel with said East line of the NW1/4 NW1/4 a distance of 640.00 feet; thence N89°53'17"W along a line being 10.00 feet South of and parallel with the South line of D Road, a distance of 318.07 to a point on the West line of said

parcel; thence N00°10'47"E along said West line a distance of 10.00 feet to a point on said South line of D Road; thence S89°53'17"E along said South line of D Road being a line 30.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 22, a distance of 328.08 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 0.22 acres (9,681 square feet), more or less, as described.

HERON'S NEST ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, 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 Northeast corner of the NW1/4 NW1/4 of said Section 22, and assuming the North line of the NW1/4 NW1/4 of said Section 22 to bear N89°53'17"W with all bearings contained herein relative thereto; thence S00°13'57"W, along the East line of the NW1/4 NW1/4 of said Section 22, a distance of 680.00 feet to the POINT OF BEGINNING; thence S00°13'57"W, along said East line of the NW1/4 NW1/4 a distance of 605.02 feet to the Southeast corner of that certain parcel of land as described in Book 2037, Pages 223-226, Public Records, Mesa County, Colorado; thence S89°53'44"W along the South line of said parcel being a line 35.00 feet North of and parallel with the South line of the NW 1/4 NW 1/4 of said section 22, a distance of 326.92 feet to the Southwest corner of said parcel; thence N00°10'47"E along the West line of said parcel a distance of 1245.06 feet to a point on a line being 10.00 feet South of and parallel with the South line of D Road; thence S89°53'17"E along said parallel line a distance of 318.07 feet to a point on a line, being 10.00 feet West of and parallel with the East line of said NW1/4 NW1/4; thence S00°13'57"W along said parallel line a distance of 640.00 feet; thence S89°53'17"E a distance of 10.00 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 9.21 acres (401,342 square feet), more or less, as described.

Introduced on first reading this 7th day of March, 2007 and ordered published.

ADOPTED on second reading this 21st day of March, 2007.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk