

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4051

**AN ORDINANCE ZONING THE CIMARRON MESA ENCLAVE NO. 1
ANNEXATION TO
RSF-4**

LOCATED AT 269 26 1/4 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 Cimarron Mesa Enclave No. 1 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).

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 26, Township 1 South, Range 1 West 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 2 of Antietam Subdivision, as same is recorded in Book 4035, Pages 533-534, Public Records of Mesa County, Colorado; and assuming the West line of said Antietam Subdivision bears S00°20'22"E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S00°20'22"E along said West line a distance of 308.55 feet to the Southeast corner of that certain parcel of land as described in Book 2040, Pages 583-584, Public Records of Mesa County, Colorado, said West line also being the West line of the Antietam Annexation, City of Grand Junction, Ordinance No. 3574; thence N89°21'33"W along the South line of said parcel a distance of 357.48 feet to a point on the West line of

the SE 1/4 NW 1/4 of said Section 26, said South line also being the North line of the Floral Annexation, City of Grand Junction, Ordinance No. 2948; thence N00°15'34"W along the West line of said SE 1/4 NW 1/4 a distance of 303.62 feet; thence N89°51'06"E along the North line of said parcel, said North line also being the South line of the Eastern Cemetery Annexation, City of Grand Junction, Ordinance No. 1373, a distance of 357.00 feet, more or less, to the Point of Beginning.

Said parcel contains 2.51 acres (109,339 square feet), more or less, as described.

INTRODUCED on first reading the 7th day of March, 2007 and ordered published.

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

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk