

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4052

**AN ORDINANCE ZONING THE CIMARRON MESA ENCLAVE NO. 2
ANNEXATION TO
RSF-4**

LOCATED AT 256 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. 2 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:

COMMENCING at the Southwest corner of the SE 1/4 NW 1/4 of said Section 26 and assuming the West line of said SE 1/4 NW 1/4 bears N00°15'34"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N00°15'34"E along said West line a distance of 127.35 feet to the Southwest corner of that certain parcel of land as described in Book 2403, Page 937, Public Records of Mesa County, Colorado, and being the Point of Beginning; thence N00°15'34"E along said West line a distance of 117.40 feet to the Northwest corner of said parcel, said West line also being the East line of the Western Cemetery Annexation, City of Grand Junction, Ordinance No. 1371; thence S81°00'00"E along the North line of said parcel a distance of 272.80 feet,

said North line also being a line on the Antietam Annexation, City of Grand Junction, Ordinance No. 3574; thence S02°50'00"W along the East line of said parcel a distance of 103.50 feet, said East line also being a line on said Antietam Annexation; thence N87°55'00"W along the South line of said parcel a distance of 234.00 feet, said South line also being a line on said Antietam Annexation; thence N56°32'14"W along the South line of said parcel, said South line also being a line on said Antietam Annexation, a distance of 36.53 feet, more or less, to the Point of Beginning.

Said parcel contains 0.73 acres (31,777 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