

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4053

**AN ORDINANCE ZONING THE CIMARRON MESA ENCLAVE NO. 3
ANNEXATION TO
RSF-2 AND RSF-4**

LOCATED AT 246, 248, 250 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. 3 Annexation to the RSF-2 and 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-2 and 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-2 (Residential Single Family 2 du/ac).

Beginning 250' S of the Northwest corner of the NE1/4SW1/4 of Section 26 T1S, R1W of the Ute Meridian; thence E 250'; thence N 170'; thence E 175'; thence N 80'; thence E 655'; S 360'; W 1080'; thence N 110' to the POB.

Together with:

Beginning 1080' E of the Northwest corner of the NE 1/4 of the SW1/4 of Section 26 T1S R1W of the Ute Meridian, thence S 360'; thence E 215'; thence N 650'; thence w 215' to the POB, Mesa County, Colorado EXCEPT Beginning at a point 1295' E and 206.35' S of the Northwest Corner of the NE 1/4 SW 1/4, Section 26 T1S R1W of the Ute Meridian: thence continuing S 79.59', thence N51°56'39"W 47.41', thence N36°32'42"E, 62.69' to the POB.

Containing 8.898 acres (387,596.88 Sq. Ft), more or less, as described.

The following property be zoned RSF-4 (Residential Single Family 4 du/ac).

Beginning at a point 1295' E of the Northwest corner NE 1/4 SW 1/4 of Section 26 T1S, R1W of the Ute Meridian; thence S 360'; thence E 355'; thence N 360'; thence W 355' to the POB; AND Beginning at a point 1295' E and 206.35' South of the Northwest corner of the NE 1/4 SW 1/4 of Section 26 T1S, R1W of the Ute Meridian; thence continuing S 79.59'; thence N51°56'39"W 47.41'; thence N36°32'42"E 62.69' to the POB.

CONTAINING 2.962 Acres (129,024.72 Sq. Ft.), 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