

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2896

Ordinance Zoning the Sunset Village Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Sunset Village Annexation and requires a City zoning designation be applied to the property.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the following zone of annexation.

The City Council finds that the requested zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described property be zoned Residential Single Family with a maximum of 4 units per acre (RSF-4):

A parcel of land situate in the Northeast 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 3, thence S 00°00'00" W along the North-South centerline of said Section 3 (said centerline also being the centerline of 25 1/2 Road) a distance of 688.50 feet to the True Point of Beginning of the parcel described herein; thence crossing the East 1/2 of said 25 1/2 Road and along the South line of Lot 3 of Grisier-Ritter Minor Subdivision as recorded in Plat Book 14 at Page 319 of the records of the Mesa County Clerk and Recorder N 89°59'57" E a distance of 265.00 feet to the Northeast corner of a parcel of land as described in Book 1915 at Page 242 of the records of said Mesa County Clerk and Recorder; thence S 00°00'00" W along the East line of said parcel of land a distance of 617.50 feet to the Southeast corner of said parcel of land; thence S 89°59'00" W along the South line of said parcel of land a distance of 265.00 feet to a point on the North-South centerline of said Section 3; thence N 00°00'00" E along said centerline a distance of

617.50 feet to the point of beginning. Said parcel of land contains 3.76 acres.

Introduced on first reading this 7th day of February, 1996.

PASSED and ADOPTED on second reading this 21st day of February, 1996.

/s/ Ron Maupin
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk