

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2953

Ordinance Zoning the Floral Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Floral 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 Residential Single family with a maximum of four units per acre (RSF-4) zoning.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Residential Single Family with a maximum of four units per acre (RSF-4) zone district be established.

The City Council finds that the RSF-4 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 four units per acre (RSF-4):

A parcel of land situate in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, 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 northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 26, thence South along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 663.63 feet to the **True Point of Beginning** of the parcel described herein; thence crossing the east $\frac{1}{2}$ of 26 $\frac{1}{4}$ Road and along the north line of a parcel of land as described in Book 2040

at Page 585 of the records of the Mesa County Clerk and Recorder S 88°45'56" E a distance of 358.07 feet to the northeast corner of said parcel of land; thence S 00°00'01" E along the east line of said parcel of land a distance of 351.21 feet to the southeast corner of said parcel of land; thence along the south line of said parcel of land and extending to the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ N 89°35'40" W a distance of 358.00 feet to a point on said west line; thence North along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 356.39 feet to the point of beginning.

Introduced on first reading this 18th day of September, 1996.

PASSED and ADOPTED on second reading this 2nd day of October, 1996.

/s/ Linda Afman
Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk

(florzone.ord)