

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3003

Ordinance Zoning the Smith/Ashley/Crowley/Robinson Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Smith/Ashley/Crowley/Robinson 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 Residential Single Family with a maximum of 1 unit per acre (RSF-1) zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Residential Single Family with a maximum of 1 unit per acre (RSF-1) zone district be established.

The City Council finds that the Residential Single Family with a maximum of 1 unit per acre (RSF-1) 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 1 unit per acre (RSF-1):

A parcel situate in the Southwest 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

A parcel of land situate in the Southeast 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 34; thence N 00°00'00" E along the west line of the Southeast 1/4 of said Section 34 a distance of 380.90 feet to a point; thence leaving said west line S 90°00'00" E a distance of 551.90 feet to a point; thence S 01°51'00" W a distance of 119.87 feet to a point; thence S 35°19'00" W a distance of 320.00 feet to a point on the south line of the Southeast 1/4 of said Section 34; thence S 90°00'00" W along the south line of said Southeast 1/4 a distance of 363.00 feet to the point of beginning.

Introduced on first reading this 19th day of March, 1997.

PASSED and ADOPTED on second reading this 16th day of April, 1997.

/s/ Linda Afman
President of the Council

ATTEST:

/s/ Theresa F. Martinez
Deputy City Clerk