

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3174

**Ordinance Zoning the Sharp Annexation
to an RSF-4 Zoning District (Residential Single Family - not to exceed 4 units per
acre)**

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 applying an RSF-4 zone district to this annexation. (RSF-4 zoning districts are for Residential Single Family - not to exceed 4 units per acre)

After public notice and public hearing before the Grand Junction City Council, City Council finds that the 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 parcel shall be zoned RSF-4 (residential single family – not to exceed
4 units per acre):**

Tax Parcel #2943-163-00-151

**Perimeter Boundary Legal Description
SHARP ANNEXATION**

A parcel of land situate in the SW 1/4 SW 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of Section 16; thence N 00°01'05" E along the west line of the SW 1/4 SW 1/4 of said Section 16 a distance of 508.00 feet to a point; thence S 89°58'55" E a distance of 40.00 feet to the True Point of Beginning of the parcel contained herein; thence N 00°01'05" E along the east right of way line for 30 Road a distance of 224.00 feet to a point; thence S 89°58'55" E a distance of 246.00 feet to a point; thence S 00°01'05" W a distance of 224.00 feet to a point; thence N 89°58'55" W a distance of 246.00 feet to the point of beginning, containing 1.26 acres more or less.

Introduced on first reading this 4th day of August, 1999.

PASSED and ADOPTED on second reading this 18th day of August, 1999.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of the Council