

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3216**

**Ordinance Zoning the Hill Annexation  
to RSF-E (Residential Single Family, not to exceed 1 unit per 2 acres)**

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 a residential zoning of RSF-E (residential single family, not to exceed 1 unit per 2 acres) zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-E zone district be established.

The City Council finds that the RSF-E 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 parcels shall be zoned Residential Single Family Estate (RSF-E):**

Tax Parcel #2945-223-00-196; 207

**HILL ANNEXATION**

A parcel of land situate in the NE 1/4, SE 1/4 and SW 1/4 of Section 22, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the SW 1/16 corner of said Section 22; thence S 89°38'28" E along the north line of the SE 1/4 SW 1/4 of said Section 22 a distance of 608.16 feet to a point; thence along a line 1.00 feet northeast of and parallel with the southwesterly right of way line for South Redlands Road the following 7 courses:

- 1) S 37°14'28" E a distance of 114.02 feet;
- 2) S 41°18'28" E a distance of 68.33 feet;
- 3) S 46°03'28" E a distance of 84.94 feet;
- 4) S 48°09'14" E a distance of 96.92 feet;
- 5) S 49°34'53" E a distance of 74.99 feet;
- 6) S 55°44'53" E a distance of 146.96 feet;
- 7) S 77°15'53" E a distance of 254.81 feet to a point on the west right of way line for 25 1/2 Road (Rosevale Road ); thence crossing the west 1/2 of said 25 1/2 Road ( Rosevale Road ) S 89°58'10" E a distance of 28.89 feet to a point; thence N 00°01'50" E along a line 1.00 feet west of and parallel with the

east line of the SE 1/4 SW 1/4 of said Section 22 a distance of 448.78 feet to a point on the north line of said SE 1/4 SW 1/4; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east line of the NE 1/4 SW 1/4 of said Section 22 a distance of 1319.27 feet to a point on the north line of said NE 1/4 SW 1/4; thence N 00°00'00" E along a line 1.00 feet west of and parallel with the east line of the SE 1/4 NW 1/4 of said Section 22 a distance of 30.00 feet to a point; thence N 89°22'31" E a distance of 31.00 feet to a point on the east right of way line for 25 1/2 Road ( Rosevale Road ); thence leaving the east right of way line for said 25 1/2 Road ( Rosevale Road ) N 89°22'31" E along the north right of way line for C 1/2 Road a distance of 1262.90 feet to a point on the west right of way line for 25 3/4 Road; thence crossing the west 1/2 of said 25 3/4 Road N 89°22'31" E a distance of 25.00 feet to a point on the east line of the SW 1/4 NE 1/4 of said Section 22; thence crossing the east 1/2 of said 25 3/4 Road N 89°20'46" E a distance of 25.00 feet to a point on the east right of way line for said 25 3/4 Road; thence crossing the north 1/2 of C 1/2 Road S 00°05'29" E a distance of 30.00 feet to a point on the south line of said SE 1/4 NE 1/4 ; thence crossing the south 1/2 of said C 1/2 Road S 00°05'31" E a distance of 30.00 feet to a point on the south right of way line for said C 1/2 Road; thence leaving the south right of way line for said C 1/2 Road S 00°05'31" E along the east right of way line for said 25 3/4 Road a distance of 1264.99 feet to a point on the north right of way line for C 1/4 Road; thence crossing the north 1/2 of said C 1/4 Road S 00°05'31" E a distance of 25.00 feet to a point on the south line of the NE 1/4 SE 1/4 of said Section 22; thence crossing the south 1/2 of said C 1/4 Road S 00°05'54" E a distance of 25.00 feet to a point on the south right of way line for said C 1/4 Road; thence S 00°05'54" E along the east right of way line for said 25 3/4 Road a distance of 300.00 feet to a point; thence crossing said 25 3/4 Road S 89°54'06" W a distance of 50.00 feet to a point on the west right of way line for said 25 3/4 Road; thence N 00°05'54" W along the west right of way line for said 25 3/4 Road a distance of 324.55 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 22; thence N 00°05'31" W along the west right of way line for said 25 3/4 Road a distance of 1289.97 feet to a point on the south right of way line for said C 1/2 Road; thence S 89°22'31" W along said south right of way line a distance of 1263.00 feet to a point on the east right of way line for 25 1/2 Road ( Rosevale Road ); thence S 00°00'00" E along said east right of way line a distance of 75.82 feet to a point; thence leaving said east right of way line S 90°00'00" W a distance of 30.00 feet to a point on the west line of the NW 1/4 SE 1/4 of said Section 22; thence S 00°00'00" E along the west line of said NW 1/4 SE 1/4 a distance of 1214.00 feet to the CS 1/16 corner of said Section 22; thence S 00°01'50" W along the west line of the SW 1/4 SE 1/4 of said Section 22 a distance of 449.54 feet to a point; thence crossing the west 1/2 of 25 1/2 Road ( Rosevale Road ) N 89°58'10" W a distance of 30.00 feet to a point on the southwesterly right of way line for South Redlands Road; thence along the southwesterly right of way line for said South

Redlands Road the following 4 courses:

- 1) N 77°15'53" W a distance of 255.11 feet;
- 2) N 55°44'53" W a distance of 147.20 feet;
- 3) N 49°34'53" W a distance of 75.00 feet;
- 4) N 48°09'14" W a distance of 96.95 feet;

thence leaving said southwesterly right of way line S 43°44'22" W a distance of 193.53 feet to a point; thence S 31°16'28" E a distance of 188.40 feet to a point; thence S 07°47'28" E a distance of 59.19 feet to a point; thence S 61°41'28" E a distance of 110.18 feet to a point; thence S 42°39'28" E a distance of 64.93 feet to a point on the south line of the N 1/2 SE 1/4 SW 1/4 of said Section 22; thence N 89°38'53" W along the south line of said N 1/2 SE 1/4 SW 1/4 a distance of 895.63 feet to the southwest corner of said N 1/2 SE 1/4 SW 1/4; thence N 00°00'50" W along the west line of said N 1/2 SE 1/4 SW 1/4 a distance of 659.58 feet to the SW 1/16 corner of said Section 22 and point of beginning, containing 14.41 acres more or less.

hill.doc

Introduced on first reading this 1st day of December, 1999.

PASSED and ADOPTED on second reading this 15th day of December, 1999.

/s/ Gene Kinsey  
President of the Council

ATTEST:

/s/ Stephanie Nye  
City Clerk