

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3234

Ordinance Zoning the Robertson Annexation from County R1B to City RSF-2.

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 Single Family 2 units per acre (RSF-2) zone district to this annexation for the following reasons:

- RSF-2 zone district meets the recommended land use categories as shown on the future land use map of the Growth Plan, and the Growth Plan's goals and policies.
- RSF-2 zone district meets the criteria found in Sections 4-4-4 and 4-11 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-2 zone district be established.

The Planning Commission and City Council find that the RSF-2 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 Residential Single Family with a maximum of 2 units per acre, (RSF-2) zone district:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
ROBERSTON ANNEXATION**

A parcel of land situate in the SW 1/4 SE 1/4 and in the SE 1/4 SW 1/4 of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows;

Beginning at the northwest corner of the SW 1/4 SE 1/4 of said Section 22; thence N 90°00'00" E along the north line of said SW 1/4 SE 1/4 a distance of 176.60 feet to a point; thence leaving said north line S 53°04'00" E a distance of 229.70 feet to a point; thence S 16°55'00" W a distance of 323.58 feet to a point on the north line of Lot 1 of Galbreath Subdivision as found recorded in Plat Book 13 at Page 112 of the records of the Mesa County Clerk and Recorder; thence N 90°00'00" E along the north line of said Lot 1 a distance of 0.86 feet to the northeast corner of said Lot 1; thence S 16°55'00" W

along the easterly line of said Lot 1 a distance of 113.94 feet to the southeast corner of said Lot 1; thence S 87°59'00" W along the south line of said Lot 1 a distance of 192.73 feet to the southwest corner of said Lot 1; thence S 87°59'00" W a distance of 40.02 feet to a point on the north-south centerline of said Section 22; thence S 87°59'00" W a distance of 30.02 feet to a point on the west right of way line for 20 1/2 Road (South Broadway); thence N 00°07'00" W along the west right of way line for said 20 1/2 Road (South Broadway) (said west right of way line also being the east boundary line for Block 5 of Tiara Rado Subdivision as found recorded in Plat Book 11 at Page 35 of the records of said Mesa County Clerk and Recorder) a distance of 118.19 feet to a point; thence leaving said west right of way line N 89°53'00" E a distance of 30.00 feet to a point on the north-south centerline of said Section 22; thence N 00°07'00" W along said north-south centerline a distance of 447.60 feet to the point of beginning, containing 3.80 acres more or less.

Said parcel containing an area of 3.80 Acres, as described.

Introduced on first reading this 2nd day of February, 2000.

PASSED and ADOPTED on second reading this 16th day of February, 2000.

/s/ Gene Kinsey
President of the Council

ATTEST:

/s/ Stephanie Nye
City Clerk