

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3236

**Ordinance Zoning the Crowe Annexation
to Residential Single Family with a maximum of four units per acre (RSF-4),**

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 RSF-4 zone district to this annexation for the following reasons:

- These zone districts meet the recommended land uses category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies.
- These zone districts meet the criteria found in Section 4-4-4 and Section 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-4 zone district be established.

The Planning Commission and City Council find 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 property shall be zoned Residential Single Family with a maximum of four units per acre (RSF-4) zone district

A parcel of land situate in the W 1/2 NE 1/4, the NE 1/4 NW 1/4 of Section 26 and in the SW 1/4 SE 1/4 of Section 23 all in Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the NE 1/16 corner of said Section 26; thence S 00°12'20" W along the east line of the SW 1/4 NE 1/4 of said Section 26 a distance of 449.24 feet to a point; thence along the southeasterly and westerly boundary of Parcel 1 of Plsek/Crowe Simple Land Division as found recorded in Plat Book 15 at Page 388 of the records of the Mesa County Clerk and Recorder the following 6 courses:

- 1) S 31°08'42" W a distance of 642.65 feet;
- 2) S 58°45'09" W a distance of 276.98 feet;
- 3) S 52°29'01" W a distance of 40.45 feet;
- 4) N 00°07'50" E a distance of 1849.35 feet;
- 5) N 02°06'48" W a distance of 37.86 feet;

6) N 89°52'10" W a distance of 689.89 feet to a point on the east right of way line for 26 1/2 Road;

thence crossing said 26 1/2 Road N 89°52'10" W a distance of 60.00 feet to a point on the west right of way line for said 26 1/2 Road; thence N 00°07'50" E along the west right of way line for said 26 1/2 Road a distance of 568.32 feet to the northeast corner of Lot 1 of Del's Country Estates Subdivision as found recorded in Plat Book 14 at Page 265 of the records of said Mesa County Clerk and Recorder; thence leaving said west right of way line S 89°59'40" E a distance of 30.00 feet to a point on the east line of the NE 1/4 NW 1/4 of said Section 26; thence N 00°07'50" E along said east line a distance of 30.00 feet to the N 1/4 corner of said Section 26; thence N 00°04'04" W along the west line of the SW 1/4 SE 1/4 of Section 23 a distance of 30.00 feet to a point; thence S 89°59'40" E along the north right of way line for I Road a distance of 1316.96 feet to a point on the east line of said SW 1/4 SE 1/4; thence S 00°10'36" E along the east line of said SW 1/4 SE 1/4 a distance of 30.00 feet to the E 1/16 corner on the section line common with Section 23 and 26; thence S 00°04'05" E along the east line of the NW 1/4 NE 1/4 of said Section 26 a distance of 30.00 feet to the northeast corner of Parcel 1 of said Plsek/Crowe Simple Land Division; thence continuing along the east line of said NW 1/4 NE 1/4 S 00°04'05" E a distance of 1289.50 feet to the point of beginning, containing 41.51 acres more or less.

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