

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3269

Zoning the Sutton/Rickerd Enclave Annexation to Residential Single Family Rural with a maximum of 1 units per five acres (RSF-R)

Located at 2543 G Road and 689 25 ½ Road

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-R zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-R zone district be established for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following properties shall be zoned Residential Single Family Rural with a maximum density of one units per five acres (RSF-R) zone district

Includes the following two tax parcels 2945-032-00-020 & 2945-032-00-092

A parcel of land situate in the NE 1/4 NW 1/4 of Section 3, 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 N 1/4 corner of Section 3; thence S 00°16'55" E along the north-south centerline of said Section 3 a distance of 558.13 feet to a point; thence S 89°43'05" W a distance of 336.55 feet to the northwest corner of Lot 39 of Moonridge Falls Filing No. One Subdivision; thence N 00°16'55" W a distance of 313.02 feet to the northeast corner of Outlot C of Moonridge Falls Filing No. Two Subdivision; thence along the centerline of Leach Creek the following 5 courses:

- 1) N 69°35'56" W a distance of 54.46 feet to a point;
- 2) N 78°00'00" W a distance of 50.00 feet to a point;
- 3) N 63°00'00" W a distance of 77.00 feet to a point;

- 4) N 78°00'00" W a distance of 120.00 feet to a point;
5) S 67°00'00" W a distance of 40.07 feet to a point on the west line of the E 1/2 NE 1/4 NW 1/4 of said Section 3;
thence N 00°16'09" W along the west line of said E 1/2 NE 1/4 NW 1/4 a distance of 170.01 feet to a point on the north line of said Section 3; thence N 89°43'41" E along the north line of said Section 3 a distance of 658.97 feet to the N 1/4 corner of said Section 3 and point of beginning.

Introduced on first reading this 21st day of June, 2000.

PASSED and ADOPTED on second reading this 5th day of July, 2000.

/s/ Gene Kinsey
President of the Council

ATTEST:

/s/ Stephanie Nye
City Clerk