

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. 3300**

**Zoning the Ephemeral Resources Annexation to Residential Single Family - Rural (RSF-R)**

**Located at 29 5/8 Road and D 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 and conforms to the adopted Growth Plan Future Land Use Map.
- 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 property shall be zoned the Residential Single Family - Rural (RSF-R) zone district**

Includes the following tax parcels: 2943-202-00-037, 2943-202-00-039, 2943-202-00-045, 2943-202-00-006, 2943-202-00-074, 2943-203-00-097, 2943-203-00-098.

A parcel of land situate in Section 20, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the North 1/4 corner of Section 20; thence S 00°01'52" W along the east line of the NE 1/4 NW 1/4 of said Section 20 a distance of 1324.46 feet to the CN 1/16 corner of said Section 20; thence S 00°00'25" W along the east line of the SE 1/4 NW 1/4 of said Section 20 a distance of 1325.57 feet to the C 1/4 corner of said Section 20; thence S 00°00'25" W along the east line of the NE 1/4 SW 1/4 of said Section 20 a distance of 569.60 feet to a point; thence S 89°57'49" W a distance of 673.54 feet to a point; thence S 43°05'57" W a

distance of 950.26 feet to a point on the west line of said NE 1/4 SW 1/4; thence N 00°08'02" E along the west line of the NE 1/4 SW 1/4 of said Section 20 a distance of 1264.15 feet to the CW 1/16 corner of said Section 20; thence N 00°03'51" E along the west line of the SE 1/4 NW 1/4 of said Section 20 a distance of 1322.85 feet to the NW 1/16 corner of said Section 20; thence S 89°53'36" W along the south line of the NW 1/4 NW 1/4 of said Section 20 a distance of 791.67 feet to a point; thence N 22°51'01" E a distance of 1004.19 feet to a point; thence N 90°00'00" E a distance of 1050.95 feet to a point; thence N 00°04'35" E a distance of 398.00 feet to a point 5 feet south of the north line of the NW 1/4 of said Section 20; thence S 90°00'00" W along a line 5 feet south of and parallel with the north line of said NW 1/4 a distance of 372.00 feet to a point; thence S 00°04'35" W a distance of 5.00 feet to a point; thence S 90°00'00" W along a line 10 feet south of and parallel with the north line of the NW 1/4 of said Section 20 a distance of 1583.56 feet to a point; thence S 00°07'18" W along a line 10 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 1245.02 feet to a point; thence S 89°52'42" E a distance of 5.00 feet to a point; thence S 00°07'18" W along a line 15 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 74.37 feet to a point on the south line of said NW 1/4 NW 1/4; thence S 00°07'18" W along a line 15 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the south line of said SW 1/4 NW 1/4; thence S 00°07'00" W along a line 15 feet east of and parallel with the west line of the NW 1/4 SW 1/4 of said Section 20 a distance of 40.06 feet to a point; thence N 89°38'24" W a distance of 5.00 feet to a point; thence N 00°07'00" E along a line 10 feet east of and parallel with the west line of said NW 1/4 SW 1/4 a distance of 40.04 feet to a point on the north line of the NW 1/4 SW 1/4 of said Section 20; thence N 00°07'18" E along a line 10 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the north line of said SW 1/4 NW 1/4; thence N 00°07'18" E along a line 10 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 69.37 feet to a point; thence N 89°52'42" W a distance of 5.00 feet to a point; thence N 00°07'18" E along a line 5 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 1255.01 feet to a point; thence N 90°00'00" E along a line 5 feet south of and parallel with the north line of the NW 1/4 of said Section 20 a distance of 1583.56 feet to a point; thence N 00°04'35" E a distance of 5.00 feet to a point on the north line of the NW 1/4 of said Section 20; thence N 90°00'00" E along the north line of said NW 1/4 a distance of 1046.56 feet to the point of beginning.

Introduced on first reading this 4<sup>th</sup> day of October, 2000.

PASSED and ADOPTED on second reading this 18th day of October , 2000.

/s/ Gene Kinsey  
President of the Council

ATTEST:

/s/ Stephanie Nye  
City Clerk