

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3393

**ZONING THE MADARIS ANNEXATION TO RESIDENTIAL SINGLE FAMILY
WITH A MAXIMUM OF FOUR UNITS PER ACRE (RSF-4)**

LOCATED AT 539 31 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-4 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 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 with a
maximum of four units per acre (RSF-4) zone district**

Includes the following tax parcel 2943-103-00-093

A certain parcel of land lying in Section 10, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

ALL that part of the NW ¼ SW ¼ of Section 10, Township 1 South, Range 1 East of the Ute Meridian, lying South of the Right of Way of the Denver and Rio Grande Railroad ALSO DESCRIBED as follows: BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, thence South 89°44'25" West, along the South line of said Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, a distance of 1279.85 feet to a point 30.00 feet East of the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10; thence North 00°20'30" West along a line 30.00 feet East of and parallel to the West line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, a distance of

4.89 feet to a point on the Southerly right-of-way for the Southern Pacific Transportation Company (formerly the Denver and Rio Grande Railroad), as laid out and now in use; thence North 72°50'00" East, along said Southerly right-of-way for the Southern Pacific Transportation Company, a distance of 1336.16 feet to a point on the East line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10; thence South 00°28'13" East, along the East line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, a distance of 393.47 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 254,914.459 sq. ft. or 5.852 Acres

Introduced on first reading this 5th day of December, 2001.

PASSED and ADOPTED on second reading this 19th day of December, 2001.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of the Council