

CITY OF GRAND JUNCTION, COLORADO  
Ordinance No. 3397  
ZONING 5.07 ACRES OF LAND LOCATED  
AT 2645 F ½ Road  
The Pines Subdivision

Recitals.

A rezone from the Residential Single Family-1 (RSF-1) district to the Residential Single Family-2 (RSF-2) district has been requested for the properties located at 2645 F ½ Road for purposes of developing a 10 lot subdivision.

The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan.

City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied, and the project meets the density standards of Section 3.6.B.4. of the Zoning and development Code.

The Grand Junction Planning Commission, at its December 11, 2001 hearing, recommended approval of the rezone request from the RSF-1 district to the RSF-2 district.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW ARE HEREBY ZONED TO THE RESIDENTIAL SINGLE FAMILY-2 (RSF-2) DISTRICT:

Parcel 1: A parcel of land located in the NW¼NE ¼SW ¼ Sec 2, T1S, R1W of the UM, Mesa Co, CO, & being more particularly desc as follows: Beg at a pt on the S ROW of F ½ Rd as desc in Bk 882, Pg 303 of the Mesa Co recds, from which the Center ¼ cor of Sec 2, a standard Mesa Co brass cap, bears N87°42'26"E, 808.99' & considering the In btwn the Center ¼ cor & the Center W1/16 cor, standard Mesa Co brass cap, to bear S89°49'56"W, with all bearings being relative thereto. Thence N89°49'56"E along the S ROW of F ½ Rd, 150.71' to a pt on the E In of NE ¼SW ¼SW ¼ Sec 2; S00°00'40"W along E In, 237.87'; S89°53' 17"W, 179.53' to a pt on the CL of the vacated rd desc in Bk 1715, Pg 983 of the Mesa Co recds; N06°55'17"E along CL of the vacated rd, 239.52' to the POB. Said parcel contains 0.90 ac, more or less.

Parcel 2: A parcel of land located in the NW ¼NE ¼SW ¼ Sec 2, T1S, R1W of the UM, Mesa Co, CO, & being more particularly desc as follows: Beg at a pt on the S ROW of F ½ Rd as desc in Bk 882, Pg 303 of the Mesa Co recds, from which the Center ¼ cor Sec 2, a standard Mesa Co brass cap, bears N87°42'26"E, 808.99' & considering the In btwn the Center ¼ cor & the Center W1/16 cor a standard Mesa Co brass cap, to bear S89°49'56"W, with all bearings being relative thereto. S06°55'17"W along the CL of the vacated rd desc in Bk 1715, Pg 983 of the Mesa Co recds, 437.40'; S72°35'36"E along vacated rd, 37.97' to a pt on the NLY ROW of the Grand Valley Canal; N86°44'43"W

along ROW of the Grand Valley Canal, 285.17'; N00°01'04 "E, 428.50' to the S ROW of the F ½ Rd; N89°49'56"E along S ROW of F ½ Rd, 301.06' to the POB. Said parcel contains 2.75 ac, more or less.

Parcel 3: A parcel of land located in the NW ¼NE ¼SW ¼ Sec 2, T1S, R1W of the UM, Mesa Co, CO, & being more particularly desc as follows: Beg at the SE cor of the NW ¼NE ¼SW ¼ Sec 2, from which the Center ¼ cor Sec 2, a standard Mesa Co brass cap, bears N44°54'41"E, 931.65' & considering the In btwn the Center ¼ cor & the Center W1/16 cor, a standard Mesa Co brass cap, to bear S89°49'56"W, with all bearings being relative thereto. S89°53'17"W along the S In of the NW ¼NE ¼SW ¼ Sec 2, 148.34' to a pt on the ELY ROW of the Grand Valley Canal; along the ELY ROW of the Grand Valley Canal the following courses: N15°14'49"E, 48.74'; N05°12'14"E, 37.07'; N10°23'00"W, 60.00'; N31°35 '00"W, 46.00' to a pt on the CL of the vacated rd desc in Bk 1715, Pg 983 of the Mesa Co recds; thence along the CL of the vacated rd the following 2 courses: N72°35'36"W, 37.97'; N06°55'17"E, 197.88'; N89°53'17"E, 179.53' to the E In of the NW ¼NE ¼SW ¼ Sec 2; S00°00'40"W along the E In of the NW ¼NE ¼SW ¼ Sec 2, 390.00' to the POB. Said parcel contains 1.50 ac, more or less.

INTRODUCED for FIRST READING and PUBLICATION this 16<sup>th</sup> day of January, 2002.  
PASSED on SECOND READING this 6th day of February, 2002.

**ATTEST:**

/s/: Stephanie Tuin  
City Clerk

/s/: Cindy Enos-Martinez  
President of Council