

CITY OF GRAND JUNCTION, COLORADO  
Ordinance No. 3409  
REZONING THE HEINBAUGH PROPERTY LOCATED AT  
513 28 ¼ RD TO RMF-8

Recitals.

The Grand Junction Planning Commission, at its March 12, 2002 hearing, recommended approval of the rezone request from the PD district to the RMF-8 district.

A rezone from the PD (Planned Development) district to the RMF-8 (Residential Multi-Family not to exceed 8 units/acre) district has been requested for the properties located at 513 28 ¼ Rd. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Residential Medium 4-8 units/acre). 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.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL (S) DESCRIBED BELOW IS HEREBY ZONED TO THE RMF-8 (RESIDENTIAL MULTI-FAMILY NOT TO EXCEED 8 UNITS/ACRE) DISTRICT:

Commencing at the Southeast Quarter of said NE1/4SW1/4SW1/4, thence North 89°57'48" West 30.00 feet, thence North 00°06'33" East 27.50 feet to the Point of Beginning, thence North 00°06'33" East 62.50 feet, thence North 89°57'48" West 203.00 feet, thence South 00°06'33" West 62.50 feet, thence South 89°57'18" East 203.00 feet, more or less, to the Point of Beginning, EXCEPTING THEREFROM that portion thereof conveyed to the City of Grand Junction, a Colorado home rule municipality, by instrument recorded February 13, 1995 in Book 2127 at Page 434.

INTRODUCED for FIRST READING and PUBLICATION this 20th day of March, 2002.

PASSED on SECOND READING this 3<sup>rd</sup> day of April, 2002.

ATTEST:

/s/Christine English  
Deputy City Clerk

/s/Cindy Enos-Martinez  
President of Council