

ORDINANCE No. 3462

**Ordinance Zoning the Iles Annexation to Residential Multi-Family-5 (RMF-5),
Located at 3080 D 1/2 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 rezoning the Iles Annexation to the **RMF-5** zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the **RMF-5** zone district be established.

The Planning Commission and City Council find that the **RMF-5** zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned RMF-5, Residential Single Family with a density not to exceed 5 units per acre, zone district:

ILES ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16, and considering the South line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16 to bear N 89°51'59" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°51'59" E along the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 190.00 feet; thence N 00°22'49" E a distance of 30.00 feet to a point being the Southeast Corner of Fruitvale Meadows Amended, as same is recorded in Plat Book 18, Page 132, Public Records of Mesa County, Colorado, and being the POINT OF BEGINNING; thence, from said Point of Beginning, continue N 00°22'49" E, along the East line of said Fruitvale Meadows Amended, a distance of 271.68 feet to a point being the Northeast corner of Lot 3, Block 1 of said Fruitvale Meadows Amended; thence S 89°27'11" E along a Southerly line of said Fruitvale

Meadows Amended, a distance of 86.00 feet to a point being the Southeast corner of Lot 10, Block 1 of said Fruitvale Meadows Amended; thence N 00°14'02" E along the East line of said Fruitvale Meadows Amended and the East line of Fruitvale Meadows Filing No. 2, as same is recorded in Plat Book 18, Page 260, Public Records of Mesa County, Colorado, a distance of 1018.94 feet to a point being the Northeast corner of said Fruitvale Meadows Filing No. 2, said point lying on the North line of the SE 1/4 NE 1/4 of said Section 16; thence N 89°51'29" E, along said North line, a distance of 218.00 feet; thence S 00°10'50" W a distance of 902.61 feet; thence S 89°51'59" W a distance of 113.00 feet; thence S 00°10'50" W a distance of 209.00 feet; thence S 89°51'59" W a distance of 37.00 feet; thence S 00°10'50" W a distance of 178.00 feet; thence S 89°51'59" W along a line 30.00 feet North of and parallel to the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 155.89 feet, more or less, to the Point of Beginning.

CONTAINING 5.8540 Acres (254,999.06 Square Feet) more or less, as described.

Housing type, density and bulk standards shall be for the **RMF-5** zone district.

Introduced on first reading this 2nd day of October, 2002.

PASSED and ADOPTED on second reading this 16th day of October, 2002.

/s/: Cindy Enos-Martinez

Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk