

ORDINANCE No. 3476

**An Ordinance Rezoning the ISRE Property to Residential Multifamily
with a Maximum Density of 8 units per acre (RMF-8)
Located at 2990 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 applying an RMF-8 zone district to this property.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-8 zone district meets the criteria found in Section 2.6 of the Zoning and Development Code for the following reasons:

- Current land uses, zoning and trends in the area have been at a residential intensity consistent with the RMF-8 zone district.
- The RMF-8 zone district is compatible with the level of traffic on the adjacent roadways and provides a better buffer between the lower density residential to the south and the commercial development on the north.
- The RMF-8 zone district is consistent with the Growth Plan and the community's goals for urban infill and reduction of sprawl by increasing densities in areas serviced by existing, adequate infrastructure.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING PROPERTY SHALL BE ZONED THE RESIDENTIAL MULTIFAMILY 8 UNITS PER ACRE (RMF-8) ZONE DISTRICT:

A certain parcel of land lying in the East half (E ½) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the East Quarter (E ¼) corner of said Section 17 and considering the South line of the South half of the Southeast Quarter of the Northeast Quarter (S ½ SE ¼ NE ¼) of said Section 17 to bear N 89°59'59" W with all bearings contained herein being relative thereto; thence N 89°59'59" W along the South line of the S ½ SE ¼ NE ¼ of said Section 17 a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, S 00°00'33" W along a line 30.00 feet West of and parallel with the East line of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of said Section 17, a distance of 30.00 feet to a point on the South right of way for D ½ Road; thence N 89°59'59" W, along the South right of way for D ½ Road, said line being 30.00 feet South of and parallel with the South line of the S ½ SE ¼ NE ¼ of said Section 17, a distance of 893.22 feet; thence N 00°05'59" W along the East line of the West 6.0 acres of the S ½ SE ¼ NE ¼, and its Southerly

extension, a distance of 689.66 feet, more or less, to a point on the South line of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado; thence S 89°59'39" E along said Southerly line and the Easterly extension thereof, a distance of 894.24 feet, more or less, to a point on the West right of way for 30 Road; thence S 00°00'59" E, along said West right of way for 30 Road and its Southerly extension thereof, said line being 30.00 feet West of and parallel with the East line of the S ½ SE ¼ NE ¼ of said Section 17, a distance of 659.57 feet, more or less, to the Point of Beginning.

Containing 616,336.1 Square Feet or 14.149 Acres, more or less, as described.

INTRODUCED on first reading this 6th day of November, 2002.

PASSED and ADOPTED on second reading this 20th day of November, 2002.

/s/: Cindy Enos-Martinez
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk