

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3603

**AN ORDINANCE ZONING THE TOMKINS ANNEXATION TO
RMF-8**

LOCATED AT 2835 and 2837 D 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 Tomkins Annexation to the RMF-8 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 land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-8 zone district be established.

The Planning Commission and City Council find that the RMF-8 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-8 with a density not to exceed 8 dwelling units per acre.

TOMKINS ANNEXATION

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 19, Township 1 South, Range 1 East and the Southwest Quarter (SW 1/4) of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter (N 1/4) corner of said Section 19, and assuming the North line of the NW 1/4 of said Section 19 bears N 89°39'17" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°39'17" W along the North line of the NW 1/4 of said Section 19, a distance of 866.64 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°06'43" W a distance of 1324.51 feet, more or less, to a point on the

South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 19; thence N 89° 39'45" W along said South line, a distance of 460.60 feet, more or less, to a point being the Southwest corner of the NE 1/4 NW 1/4 of said Section 19; thence N 00°06'43" E along the West line of the NE 1/4 NW 1/4 of said Section 19, a distance of 662.39 feet; thence S 89°33'30" E a distance of 60.60 feet; thence N 00°06'43" E along a line 60.60 feet East of and parallel to, the West line of the NE 1/4 NW 1/4 of said Section 19, a distance of 688.28 feet, more or less, to a point on a line 26.00 feet North of and parallel to, the North line of the NW 1/4 of said Section 19; thence N 89°39'17" W along said line, a distance of 400.01 feet; thence N 00°20'43" E a distance of 2.0 feet; thence S 89°39'17" E along a line 28.00 feet North of and parallel to, the North line of the NE 1/4 NW 1/4 of said Section 19, a distance of 800.00 feet; thence S 00°06'43" W a distance of 28.00 feet, more or less, to the Point of Beginning.

CONTAINING 13.360 Acres (581,951 Sq. Ft.), more or less, as described.

Introduced on first reading this 21st day of January, 2004 and ordered published.

Adopted on second reading this 4th day of February, 2004.

/s/ Jim Spehar

Mayor

ATTEST:

/s/ Stephanie Tuin

City Clerk