

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3606**

**AN ORDINANCE ZONING THE GRAND BUD ANNEXATION TO RMF-8  
LOCATED AT THE NW CORNER OF 28 ½ ROAD AND HIGHWAY 50**

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 zoning the Grand Bud 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 is 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 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 units per acre.

**GRAND BUD ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) and the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of Section 30, 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 Southeast corner of the SE ¼ SW ¼ of said Section 30, and assuming the East line of the SE ¼ SW ¼ bears N 00°04'01" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°04'01"E along the East line of the SE ¼ SW ¼ of said Section 30, a distance of 346.57 feet to the POINT of BEGINNING; thence from said Point of Beginning, N 89°55'59" W a distance of 20.00 feet; thence S 83°51'30" W a distance of 91.53 feet to a point on the Northerly right of way for U.S. Highway 50, as laid out and now in use;

thence N 69°37'00" W, along said North right of way, a distance of 883.90 feet to a point being the beginning of a 11,585.00 radius, non-tangent curve, concave Southwest, whose long chord bears N 62°54'49" W with a long chord length of 381.99 feet; thence 382.01 feet Northwesterly along the arc of said curve, through a central angle of 01°53'21" to a point; thence N 00°04'43" W along a line 55.00 feet East of and parallel to, the West line of the SE ¼ SW ¼, a distance of 534.71 feet, more or less, to a point on the North line of the SE ¼ SW ¼ of said Section 30; thence S 89°57'39" E along the North line of the SE ¼ SW ¼ of said Section 30, a distance of 1268.85 feet, more or less, to a point being the Northeast corner of the SE ¼ SW ¼ of said Section 30; thence S 89°57'17"E along the North line of the SW ¼ SE ¼ of said Section 30, a distance of 30.00 feet to a point; thence S 00°04'01" W along a line 30.00 feet East of and parallel to, the East line of the SE ¼ SW ¼ of said Section 30, being the East right of way for 28 ½ Road, as shown on the Plat of Granite Springs Filing No. 1, as recorded in Plat Book 16, Page 13 and Granite Springs Filing No. 3, as recorded in Plat Book 18, Page 352, both of the Public Records of Mesa County, Colorado, a distance of 968.34 feet; thence N 89°55'59" W a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 24.153 Acres (1,052,120.6 Sq.Ft.) more or less, as described.

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

Adopted on second reading this 4<sup>th</sup> day of February, 2004.

ATTEST:

/s/ Jim Spehar  
President of Council

/s/ Stephanie Tuin  
City Clerk