

**ORDINANCE NO. 3780**  
**AN ORDINANCE ZONING THE CHATFIELD III ANNEXATION TO**  
**RMF-5**  
**LOCATED AT 3156 AND 3164 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 zoning the Chatfield III 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 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-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 zoned RMF-5 with a density not to exceed 5 units per acre.

**CHATFIELD III ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The West-half (W 1/2) of the SW 1/4 NE 1/4 of said Section 15, TOGETHER WITH, the W 1/2 of the W 1/2 of the East-half (E 1/2) of the SW 1/4 NE 1/4 of said Section 15.

CONTAINING 24.781 Acres (1,079,478.0 Sq. Ft.), more or less, as described.

Introduced on first reading this 1<sup>st</sup> day of June, 2005 and ordered published.

Adopted on second reading this 15<sup>th</sup> day of June, 2005.

/s/: Bruce Hill  
Mayor

ATTEST:

/s/: Stephanie Tuin  
City Clerk