

ORDINANCE NO. 3783

**AN ORDINANCE ZONING THE REYNOLDS ANNEXATION TO
RMF-8
LOCATED AT 3077 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 Reynolds 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 zoned RMF-8 with a density not to exceed 8 units per acre.

REYNOLDS ANNEXATION

A parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian County of Mesa, State of Colorado, being more particularly describe as follows: Commencing at the Northwest corner of the NE 1/4 SE 1/4 of said Section 16, and assuming the North line of the NE 1/4 SE 1/4 of said Section 16 to bear N89°51'59"E with all bearings contained herein relative thereto; thence S00°01'54"E along the West line of the NE 1/4 SE 1/4 of said Section 16, a distance of 30.00 feet to the South right of way of D 1/2 Road and the Point of Beginning; thence N89°51'59"E along said South right of way 220.17 feet; thence S00°01'54"E, parallel to the West line of the NE 1/4 SE 1/4 of said Section 16 a distance of 147.30; thence N90°00'00"W a distance of 110.56 feet; thence S00°00'00"E a distance of 292.66 feet; thence N90°00'00"W 109.45 feet to the West line of the NE 1/4 SE 1/4 of said Section 16; thence N00°01'54"W along the

West line of the NE 1/4 SE 1/4 of said Section 16, a distance of 439.33 feet to the Point of Beginning. Said parcel contains 1.48 acres (64419 sq ft) more or less as described.

And also, a parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian County of Mesa, State of Colorado, being more particularly describe as follows: Commencing at the Northwest corner of the NE 1/4 SE 1/4 of said Section 16, and assuming the North line of the NE 1/4 SE 1/4 of said Section 16 to bear N89°51'59"E with all bearings contained herein relative thereto; thence S00°01'54"E along the West line of the NE 1/4 SE 1/4 of said Section 16, a distance of 469.33 feet to the Point of Beginning; thence N90°00'00"E a distance of 109.45 feet; thence N00°00'00"W a distance of 292.66 feet; thence N90°00'00"E a distance of 110.56 feet; thence S00°01'54"E a distance of 1141.89 feet to the South line of the NE 1/4 SE 1/4 of said Section 16; thence S89°53'39"W along the South line of the NE 1/4 SE 1/4 of said Section 16 a distance of 220.17 feet to the Southwest corner of the NE 1/4 SE 1/4 of said Section 16; thence N00°01'54"W along the West line of the NE 1/4 SE 1/4 of said Section 16, a distance of 849.76 feet to the Point of Beginning.

Said parcel contains 5.04 acres (219,420 sq ft) more or less as described.

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

Adopted on second reading this 15th day of June, 2005.

/s/: Bruce Hill
Mayor

ATTEST:

/s/: Stephanie Tuin
City Clerk