

ORDINANCE NO. 3790

**AN ORDINANCE ZONING THE THEOBOLD ANNEXATION TO
RESIDENTIAL MULTI-FAMILY - EIGHT (RMF-8)**

LOCATED AT 3060 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 applying an RMF-8 zone district to this annexation.

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

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms to the adopted Growth Plan Future Land Use Map.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be zoned the Residential Multi-family - eight (RMF-8) zone district

Includes the following tax parcel 2943-164-48-001

**PERIMETER BOUNDARY LEGAL DESCRIPTION
THEOBOLD ANNEXATION**

A Serial Annexation Comprising Theobold Annexation No. 1 and Theobold Annexation No. 2

Theobold Annexation No. 1

A parcel of land located in the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of Section 16, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Southwest corner of the SW ¼ SE ¼ of said Section 16 and assuming the West line of the SW ¼ SE ¼ of said Section 16 to bear N00°02'37"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement N00°02'37"E along the West

line of the SW 1/4 SE 1/4 of said Section 16 a distance of 30.00 to a point on the North right of way of "D" Road; thence along said right of way the following two (2) courses: N89°55'25"E a distance of 150.07 feet; thence N00°03'33"E a distance of 20.00 feet to the Southwest corner of Lot 1 Junction East Subdivision as recorded in Plat Book 12, Page 263, Mesa County, Colorado records also being the Point of Beginning; thence from said Point of Beginning N00°03'33"E along the West line of said Lot 1 a distance of 470.95 to the Northwest corner of said Lot 1; thence S80°20'12"E along the North line of said Lot 1 a distance of 504.16 feet to the Northeast corner of said Lot 1; thence S01°41'33"W along the East line of said Lot 1 a distance of 234.64 feet to the Northeast corner of Lot 2 of said Junction East Subdivision; thence S89°55'25"W along the North line of said Lot 2 a distance of 125.00 feet to the Northwest corner of said Lot 2; thence S01°41'33"W along the West line of said Lot 2 a distance of 151.20 feet to the Southeast corner of said Lot 1 and the North right of way of said "D" Road; thence S89°55'25"W along the North right of way of said "D" Road a distance of 361.10 feet to the Point of Beginning.

Said parcel contains 4.41 acres (191,895 sq. ft.) more or less as described.

Theobold Annexation No. 2

A parcel of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 16, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Southwest corner of the SW 1/4 SE 1/4 of said Section 16 and assuming the West line of the SW 1/4 SE 1/4 of said Section 16 to bear N0°02'37"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement N00°02'37"E along the West line of the SW 1/4 SE 1/4 of said Section 16 a distance of 546.70 feet; thence S80°20'12"E a distance of 152.28 feet to the Northwest corner of Junction East Subdivision as recorded in Plat Book 12, Page 263, Mesa County, Colorado records, also being the Point of Beginning; thence from said Point of Beginning N00°03'33"E a distance of 40.57 feet to a point on the South line of Parkwood Estates Subdivision as recorded in Plat Book 12, Pages 354 and 355, Mesa County, Colorado records; thence along the South line of said Parkwood Estates Subdivision the following two (2) courses; S80°20'12"E a distance of 661.96 feet; thence S67°24'08"E a distance of 181.96 feet to a point on the West line of Tract A, Block 5 of said Parkwood Estates Subdivision also being the Northeast Corner of said Junction East Subdivision; thence S00°02'55"W along the East line of said Junction East Subdivision a distance of 43.31 feet to the Northeast corner of Lot 4 of said Junction East Subdivision; thence N67°24'08"W along the North line of Lots 3 and 4 of said Junction East Subdivision a distance of 194.03 feet; thence N80°20'12"W along the North line of Lots 1 and 3 of said Junction East Subdivision a distance of 650.66 feet to the Point of Beginning.

Said parcel contains 0.78 acres (33,772 sq. ft.) more or less as described.

Introduced on first reading this 15th day of June, 2005.

PASSED and ADOPTED on second reading this 6th day of July, 2005.

Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk