

**ORDINANCE NO. 3798**

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

**LOCATED AT 556 29 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 Beanery 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.

**BEANERY ANNEXATION**

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4 ) of Section 8, 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 Southwest corner of the SW 1/4 NW 1/4 of said Section 8, and assuming the West line of the SW 1/4 NW 1/4 of said Section 8 bears N00°04'18"W with all bearings contained herein relative thereto; thence N00°04'18"W along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 50.0 feet to the Point of Beginning; thence N00°04'18"W continuing along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 423.52

feet; thence N77°47'42"E a distance of 51.14 feet to the East right of way of 29 Road also being the Northwest corner of Lot 1, Woods Subdivision as recorded in Plat Book 12, Page 96, Mesa County, Colorado records; thence S00°04'18"E along the West line of said Lot 1 a distance of 114.27 feet to the Southwest corner of Lot 1 of said Woods Subdivision also the North right of way of Pinyon Street; thence N89°55'42"E along the South line of lots 1 and 2 of said Woods Subdivision a distance of 122.00 feet; thence 157.08 feet along the arc of a 50.00 foot radius curve, concave South, through a central angle of 180°00'00", whose long chord bears N89°55'42"E a distance of 100.00 feet to the West line of Arbors Annexation, Ordinance No. 3700, City of Grand Junction; thence S00°04'18"E along the West line of said Arbors Annexation a distance of 209.99 feet to the Northeast corner of Lot 2, Ditto Addition as recorded in Plat Book 11, Page 350 of the Mesa County Colorado records; thence S89°55'38"W along the North line of Lots 1 and 2 of said Ditto Addition a distance of 222.00 feet to the Northwest corner of Lot 1 of said Ditto Addition, also being the East right of way of 29 Road; thence S00°04'18"E along the West line of Lot 1 of said Ditto Addition a distance of 110.00 feet to the Southwest corner of Lot 1 of said Ditto Addition; thence S89°55'38"W along a line 50.00 feet North of and parallel with, the South line of the SW 1/4 NW 1/4 of said Section 8 a distance of 50.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.65 acres (71,990 sq. ft.) more or less as described.

Introduced on first reading this 15<sup>th</sup> day of June, 2005 and ordered published.

Adopted on second reading this 6<sup>th</sup> day of July, 2005.

/s/: Bruce Hill  
Mayor

ATTEST:

/s/: Stephanie Tuin  
City Clerk