

ORDINANCE NO. 3802

**AN ORDINANCE ZONING THE MUNKRES-BOYD ANNEXATION TO
RSF-2
LOCATED AT 2866 A ¾ 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 Munkres-Boyd Annexation to the RSF-2 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 RSF-2 zone district be established.

The Planning Commission and City Council find that the RSF-2 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 RSF-2 with a density not to exceed 2 units per acre.

MUNKRES-BOYD ANNEXATION

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows: Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31 and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 to bear S00°00'45"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement N89°57'54"E along the North line of the NW 1/4 NE 1/4 of said Section 31 a distance of 1.00 foot to a point of the East line of Rowe Annexation, Ordinance No. 3489, City of Grand Junction; thence S00°00'45"E along the East line of said Rowe Annexation, (being a line 1.00 foot East of and parallel with, the West line of the NW 1/4 NE 1/4 of said Section 31) a distance of 294.51 feet to the Southerly right of way of U.S. Highway 50; thence S71°11'18"E along the Southerly right of way of said Highway 50 a distance of 523.30 feet; thence S62°30'17"E continuing along the Southerly right of way of said Highway 50 a distance of 226.03 feet to the Northeast corner of Lot 7, Sharon Heights Subdivision, as recorded in Plat Book 7, Page 18, Mesa County, Colorado records; thence S02°27'54"E along the East line of said Sharon Heights Subdivision a distance of 694.02 feet to the Southeast corner of Lot 1, of said Sharon Heights Subdivision, also being a point of the North right of way of A ¾ Road

(Rainbow Drive); thence N89°58'49"E along the North right of way of said A 3/4 Road a distance of 199.87 feet; thence N00°11'48"W a distance of 577.03 feet; thence along a line being 2.00 feet North of and parallel with the Southerly right of way of said Highway 50 the following two course; N62°30'17"W a distance of 481.88 feet; thence N71°11'18"W a distance of 522.02 feet; thence N00°00'45"W along a line being 3.00 feet East of and parallel with the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 293.08 feet to the North line of the NW 1/4 NE 1/4 of said Section 31; thence S89°59'56"W along the North line of the NW 1/4 NE 1/4 of said Section 31 a distance of 2.00 feet to the Point of Beginning. Said parcel contains 3.15 acres (137,226 sq. ft.) more or less as described. And also, A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows: Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31 and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 to bear S00°00'45"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement S00°00'45"E along the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 294.17 feet to a point on the Southerly right of way of U.S. Highway 50; thence S71°11'17"E along the Southerly right of way of said Highway 50 a distance of a distance of 524.36 feet; thence S62°30'17"E continuing along the Southerly right of way of said Highway 50 a distance of 482.78 feet to the East line of Munkres - Boyd Annexation No. 1, City of Grand Junction also being the Point of Beginning; thence S62°30'17"E continuing along the Southerly right of way of said Highway 50 a distance of 247.64 feet; thence S00°11'48"E a distance of 490.37 feet to the South right of way of A 3/4 Road (Rainbow Drive); thence S89°58'49"W along the South right of way of said A 3/4 Road a distance of 417.96 feet; thence N02°27'54"W a distance of 30.03 feet to the North right of way of said A 3/4 Road also being the Southeast corner of Lot 1, Sharon Heights Subdivision as recorded in Plat Book 7, Page 18, Mesa County, Colorado records; thence N89°58'49"E along the North right of way of said A 3/4 Road a distance of 199.87 feet to the Southeast corner of said Munkres – Boyd Annexation No.1; thence N00°11'48"W along the East line of said Munkres – Boyd Annexation No.1 a distance of 574.77 feet to the Point of Beginning.

Said parcel contains 2.89 acres (126,048 sq. ft.) more or less as described.

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

Adopted on second reading this 20th day of July, 2005.

ATTEST:

/s/: Bruce Hill
Mayor

/s/: Stephanie Tuin
City Clerk