

ORDINANCE NO. 3811

**AN ORDINANCE ZONING THE SCHULTZ ANNEXATION TO
AN RMF-8 (RESIDENTIAL MULTI-FAMILY WITH A
DENSITY NOT TO EXCEED 8 DU/AC) ZONE DISTRICT**

LOCATED AT 513 29 1/4 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 Schultz Annexation to the RMF-8 (Residential Multi-Family with a not to exceed 8 du/ac) 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 public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-8 (Residential Multi-Family with a density not to exceed 8 du/ac) 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 Residential Multi-Family with a density not to exceed 8 units per acre.

SCHULTZ ANNEXATION

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 8 and the Northwest Quarter (NW 1/4) of Section 17, 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 Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 to bear N00°03'56"W with all bearings contained herein relative thereto; thence from said Point

of Commencement N89°57'27"W along the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet to the Point of Beginning; thence N00°03'56"W along a line being 2.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet to the Northwest corner of the Schultz Annexation No. 1, City of Grand Junction; thence N89°56'04"E along the North line of said Schultz Annexation No. 1, a distance of 2.00 feet to the East line of the SW 1/4 SW 1/4 of said Section 8; thence N00°03'56"W along the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 643.00 feet; thence S89°56'04"W a distance of 170.00 feet; thence S00°03'56"E a distance of 164.00 feet; thence N89°56'04"E a distance of 166.00 feet; thence S00°03'56"E feet along a line being 4.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 638.99 feet to the South line of the SW 1/4 SW 1/4 of said Section 8; thence S00°11'03"E along a line being 4.00 feet West of and parallel with the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 4.00 feet; thence S89°57'27"E along a line being 4.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 4.00 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence S89°57'29"E along a line being 4.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 330.52 feet to the West line of the Career Center Annexation, City of Grand Junction; thence N00°02'31"E along the West line of said Career Center Annexation a distance of 2.00 feet to the Southeast corner of said Schultz Annexation No. 1; thence N89°57'29"W along the South line of said Schultz Annexation No. 1 a distance of 330.52 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'27"W along a line being 2.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet; thence N00°11'03"E along a line being 2.00 feet West of and parallel to the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 2.00 feet Point of Beginning.

Said parcel contains 0.71 acres (30,789 sq. ft.) more or less as described.

Housing type, density and bulk standards shall be for the RMF-8 zone district.

Introduced on first reading this 6th day of July, 2005 and ordered published.

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

ATTEST:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk