

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3817

**AN ORDINANCE ZONING THE WATER'S EDGE NO. 2 ANNEXATION TO
RMF-8**

LOCATED AT 2927 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 zoning the Water's Edge No. 2 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.

WATER'S EDGE NO. 2 ANNEXATION

A parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 20, 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 NE 1/4 NW 1/4 of said Section 20, and assuming the North line of the NE 1/4 NW 1/4 of said Section 20 to bear N89°58'45"E with all bearings contained herein relative thereto; thence from said Point of Commencement S00°03'15"E along the West line of the NE 1/4 NW 1/4

of said Section 20 a distance of 10.00 feet to a point on the South line of the Ephemeral Resources Annexation No. 3, Ordinance No. 3299, City of Grand Junction also being the Point of Beginning; thence N89°58'45"E along the South line of said Ephemeral Resources Annexation No. 3 a distance of 108.00 feet to the Northwest corner of the Water's Edge Annexation, Ordinance No. 3706, City of Grand Junction; thence S00°03'15"W along the West line of said Water's Edge Annexation a distance of 393.00 feet to the Southwest corner of said Water's Edge Annexation; thence S89°58'45"W a distance of 108.00 to the West line of the NE 1/4 NW 1/4 of said Section 20; thence N00°03'15"E along the West line of the NE 1/4 NW 1/4 of said Section 20 a distance of 393.00 feet to the Point of Beginning.

Said parcel contains 0.97 acres (42,441 square feet) more or less as described.

Introduced on first reading this 3rd day of August, 2005 and ordered published.

Adopted on second reading this 17th day of August, 2005.

/s/ Bruce Hill
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk