

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3878

**AN ORDINANCE ZONING THE AUTUMN GLENN II ANNEXATION TO
RMF-8**

LOCATED AT 428 30 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 Autumn Glenn II 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.

AUTUMN GLENN II ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 16, 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 SW 1/4 SW 1/4 of said Section 16 and assuming the North line of the SW 1/4 SW 1/4 of said Section 16 to bear N89°55'08"E with all bearing contained herein relative thereto; thence N89°55'08"E along the North line of the SW 1/4 SW 1/4 of said Section 16 a

distance of 30.00 feet to the Point of Beginning; thence N89°55'08"E continuing along the North line of the SW 1/4 SW 1/4 of said Section 16 a distance of 630.39 feet to the Northwest corner of Ironwood Subdivision as recorded in Plat Book 12, Page 454 of the Mesa County, Colorado public records; thence S00°03'08"W along the West line of said Ironwood Subdivision a distance of 411.00 feet to the Southwest corner of said Ironwood Subdivision; thence S89°55'08"W a distance of 14.61 feet; thence S00°03'08"W along the West line of that certain parcel of land described in Book 2779, Pages 133 and 134 of the Mesa County, Colorado public records, a distance of 157.00 feet more or less to the centerline of the Grand Valley Canal; thence N76°21'53"W along said centerline a distance of 267.00 feet; thence N74°14'56"W continuing along said centerline a distance of 230.00 feet to a point on the Southerly projection of the East line of Tierra Amarilla as recorded in Plat Book 12, Page 239 of the Mesa County, Colorado public records; thence N00°03'05"E along said line a distance of 332.00 feet more or less to the Northwest corner of said Tierra Amarilla; thence N89°56'35"W along the North line of Lot 1, of said Tierra Amarilla and the Westerly projection thereof a distance of 134.95 to a point on the Easterly right of way of 30 Road; thence N00°01'23"E along the East right of way of 30 Road a distance of 110.05 to the Point of Beginning.

Said parcel contains 6.08 acres (264,745 square feet), more or less, as described.

Introduced on first reading this 1st day of March, 2006 and ordered published.

Adopted on second reading this 15th day of March, 2006.

/s/: Gregg Palmer
President of the Council Pro Tem

ATTEST:

/s/: Stephanie Tuin
City Clerk