

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3923

**AN ORDINANCE ZONING THE CARPENTER ANNEXATION TO
RMF-5**

LOCATED AT 3137 D ½ 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 Carpenter Annexation to the RMF-5 zone district finding that it conforms with 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 is generally compatible with 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-5 zone 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 be zoned RMF-5 with a density not to exceed 5 units per acre.

CARPENTER ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears N89°57'40"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°57'40"W along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 662.94 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S00°19'12"E along the East line of that certain parcel of land described in book 2076, page 897 and 898 of the Mesa County Colorado Public Records, a distance of 230.00 feet; Thence N89°57'40"W a distance of 75.00 feet; Thence N00°19'12"W a distance of 5.00 feet; Thence S89°57'40"E a

distance of 70.00 feet; Thence $N00^{\circ}19'12''W$ along a line being 5.00 feet West of and parallel with the East line of said Parcel a distance of 220.00 feet; Thence $N89^{\circ}57'40''W$ along a line being 5.00 feet South and parallel with the North line of NE 1/4 SW 1/4 of said section 15 a distance of 159.97 feet to the West line of said parcel and the northerly projection of the East line of Grove Creek filing 3, as same is recorded in plat book 16, page 303 and 304, of the Mesa County, Colorado Public Records; Thence $N00^{\circ}06'22''W$ along the West line of said parcel a distance of 5.00 feet to the North line of NE 1/4 SW 1/4 of said section 15; Thence along the North line of NE 1/4 SW 1/4 of said section 15 a distance of 164.95 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 0.05 acres (2300 square feet), more or less, as described.

AND ALSO, A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: COMMENCING at the Northeast corner of the NE 1/4 SW 1/4 of said Section 15 and assuming the North line of the NE 1/4 SW 1/4 of said Section 15 bears $N89^{\circ}57'40''W$ with all other bearings contained herein being relative thereto; thence from said Point of Commencement, $N89^{\circ}57'40''W$ along the North line of the NE 1/4 SW 1/4 of said Section 15, a distance of 827.89 feet; Thence $S00^{\circ}06'22''E$ along the West line of that certain parcel of land described in book 2076, page 897 and 898 of the Mesa County, Colorado Public Records and the northerly projection of the East line of Grove Creek filing 3, as same is recorded in plat book 16, page 303 and 304, of the Mesa County, Colorado Public Records; a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, $S89^{\circ}57'40''E$ along a line being 5.00 feet South of and parallel with the North line of NE 1/4 SW 1/4 of said section 15 a distance of 159.97 feet; Thence $S00^{\circ}19'12''W$ along a line being 5.00 feet West of and parallel with the East line of said Parcel a distance of 220.00 feet; Thence $N89^{\circ}57'40''W$ a distance of 70.00 feet; Thence $S00^{\circ}19'12''E$ a distance of 5.00 feet; Thence $S89^{\circ}57'40''E$ a distance of 75.00 feet to the East line of said parcel; Thence $S00^{\circ}19'12''E$ along the East line of said parcel a distance of 1089.90 feet to the South line of NE 1/4 SW 1/4 of said section 15; Thence along the South line of NE 1/4 SW 1/4 of said section 15 a distance of 169.88 feet to the Southeast Corner of said parcel; Thence along the West line of said parcel and the East line of said Grove Creek filing 3, a distance of 1314.83 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 5.00 acres (218,661 square feet), more or less, as described.

Introduced on first reading this 7th day of June, 2006 and ordered published.

Adopted on second reading this 19th day of June, 2006.

/s/ James J. Doody
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk