

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3941

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

LOCATED AT 3124 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 to zone the Hamilton Annexation RMF-5 (Residential Multi-Family 5 du/ac), 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 Sections 2.6 and 2.14 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 Sections 2.6 and 2.14 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.

HAMILTON ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: COMMENCING at the Southeast corner of the SW1/4 SW1/4 of said Section 15, and assuming the East line of the SW1/4 SW1/4 of said Section 15 to bear N00°01'26"W with all bearings contained herein relative thereto; thence N00°01'26"W, along the East line of the SW1/4 SW1/4 of said Section 15, a distance of 30.00 feet to the POINT OF BEGINNING; thence N89°53'26"W along a line 30.00 feet north of and parallel with the south line of the SW 1/4 SW 1/4 of said section 15, a distance of 328.12 feet; thence N00°00'40"W, a distance of 10.00 feet to a point being the Southwest corner of lot One, Bailey Minor Subdivision, as Recorded in Plat Book 13, page 480 of the Mesa County, Colorado, Public Records; thence S89°53'26"E along the South line of said Lot One, a distance of 264.12 feet to the Southeast corner of said Lot; thence N00°01'26"W, along the East line of said Lot One, a distance of 228.00 feet to a point being the Northeast corner of said Lot One; thence N89°53'26"W, along the North line of said Lot One, a distance of 264.06 feet to a point being the Northwest corner of said lot One; thence N00°00'40"W, along the West line of Lot Two, a distance of 180.00

feet; thence S89°53'26"E, a distance of 5.00 feet; thence S00°00'40"E along a line being 5.00 feet East of and parallel with the West line of said Lot Two, a distance of 175.00 feet; thence S89°53'26"E along a line being 5.00 feet North of and parallel with the North line of said Lot One a distance of 264.06 feet; thence S00°01'26"E along a line being 5.00 feet East of and parallel with the East line of said Lot One a distance of 233.00 feet, to a point on the North right of way of D Road; thence along said right of way S89°53'26"E a distance of 59.00 feet to a point on the East line of the SW1/4 SW1/4 of said Section 15; thence S00°01'26"E along said East line a distance of 10.00 feet, more or less, to the POINT OF BEGINNING. Said parcel contains 0.15 acres (6642 square feet), more or less, as described.

AND ALSO: A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: COMMENCING at the Southeast corner of the SW1/4 SW1/4 of said Section 15, and assuming the East line of the SW1/4 SW1/4 of said Section 15 to bear N00°01'26"W with all bearings contained herein relative thereto; thence N00°01'26"W, along the East line of the SW 1/4 SW 1/4 of said Section 15, a distance of 40.00 feet to the POINT OF BEGINNING; thence N89°53'26"W, a distance of 59.00 feet; thence N00°01'26"W, a distance of 233.00 feet; thence N89°53'26"W a distance of 264.06 feet; thence N00°00'40"W, a distance of 175.00 feet; thence N89°53'26"W, a distance of 5.00 to a point on the West line of Lot Two of Bailey Minor Subdivision, as same is shown on the plat of Bailey Minor Subdivision, as Recorded in Plat Book 13, page 480 of the Mesa County, Colorado, Public Records; thence N00°00'40"W along said West line, a distance of 872.02 feet to a point being the Northwest corner of said lot two; thence S89°53'43"E along the North line of said Lot Two, a distance of 327.83 feet to the Northeast corner of the SW1/4 SW1/4 of said section 15; thence S00°01'26"E along the East line of the SW1/4 SW1/4 of said section 15 a distance of 1280.04 feet; more or less to the POINT OF BEGINNING. Said parcel contains 8.18 acres (356,244 square feet), more or less, as described.

Introduced on first reading this 19th day of July, 2006 and ordered published.

ADOPTED on second reading this 2nd day of August, 2006.

ATTEST:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk