

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3958

**AN ORDINANCE ZONING THE COOP/MYERS ANNEXATION TO
RMF-8**

LOCATED AT 2997 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 Coop/Myers Annexation to the RMF-8 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 public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-8 zone district 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-8 with a density not to exceed 8 units per acre.

COOP/MYERS ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 20, 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 Northeast corner of said Section 20 and assuming the East line of the NE 1/4 of said Section 20 bears S00°03'01"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S00°03'01"E along the East line of the NE 1/4 of said Section 20, a distance of 30.00 feet; thence S89°58'31"W a distance of 70.98 feet to a point on the Westerly right of way of 30 Road and also being the POINT OF BEGINNING; thence along said right of way line S69°25'31"E a distance of 12.47 feet; thence S46°58'57"E a distance of 32.92 feet; thence S20°24'07"E a

distance of 15.13 feet; thence S00°03'01"E a distance of 426.84 feet to the Northeast corner of Lot 1, Block One of Willowood Mobile Home Subdivision, as same is recorded in Plat Book 12, Page 415, Public Records of Mesa County, Colorado; thence S89°58'07"W along the North line of said Willowood Mobile Home Subdivision, a distance of 511.87 feet; thence N00°01'50"W a distance of 467.95 feet to a point on the Southerly right of way of D Road; thence N89°58'33"E along said South right of way, a distance of 470.74 feet, more or less, to the Point of Beginning.

CONTAINING 5.48Acres (238,897 Sq. Ft.), more or less, as described.

Introduced on first reading on the 2nd day of August, 2006 and ordered published.

ADOPTED on second reading this 16th day of August, 2006.

ATTEST:

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

/s/: Stephanie Tuin
City Clerk