

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3978**

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE  
BEAGLEY REZONE TO  
RMF-8, RESIDENTIAL MULTI FAMILY 8 UNITS PER ACRE**

**LOCATED AT 2936 D ½ ROAD**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Beagley Rezone to the RMF-8, Residential Multi Family 8 Units/Acre 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 & Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-8, Residential Multi Family 8 Units/Acre Zone District is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning & Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

The following property be zoned RMF-8, Residential Multi Family 8 Units/Acre

A parcel of land situate in the SE 1/4 NW 1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the found Mesa County survey marker for the C-W 1/16 corner of said Section 17, the basis of bearing being N89°59'39"E to the C 1/4 corner of said Section 17, also being a found Mesa County survey marker;  
thence N89°59'39"E a distance of 660.72 feet to the point of beginning;  
thence N00°00'14"W a distance of 400.00 feet;  
thence N89°59'46"E a distance of 91.50 feet;  
thence S00°00'14"E a distance of 400.00 feet;  
thence S89°59'39"W a distance of 91.50 feet to the point of beginning.

Said parcel contains 0.84 acres more or less.

Introduced on first reading the 4<sup>th</sup> day of October, 2006 and ordered published.

**ADOPTED** on second reading this 18<sup>th</sup> day of October, 2006.

ATTEST:

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

/s/: Juanita Peterson  
Deputy City Clerk