

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4005

**AN ORDINANCE ZONING THE HUMPHREY ANNEXATION TO
RMF-8**

LOCATED AT 412 30 ¼ 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 Humphrey 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 (Residential Multi Family 8 du/ac).

HUMPHREY ANNEXATION NO. 3

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 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:

Beginning at the Southwest corner of that certain parcel of land as described in Book 2296, Pages 731-732, Public Records, Mesa County, Colorado, and assuming the West line of said parcel to bear N00°02'11"E with all bearings contained herein relative thereto; N00°02'11"E along said West line a distance of 413.11 feet; thence N89°55'11"E along a line being 5.00 feet South of and parallel with the South line of that certain parcel of land as described in Book 1707, Page 967, Public Records, Mesa County Colorado, a distance of 65.00 feet; thence N00°02'11"W a distance of 5.00 feet to the South line of said parcel; thence N89°55'11"E along said South line a distance of 45.00 feet to the Southeast corner of said parcel; thence N00°02'11"E along the East line of said parcel a distance of 110.00 feet to the Northeast corner; thence N89°55'11"E along the South line of Wedgewood Park Subdivision Filing No. 2 as same is recorded in Plat Book 12, Page 259 and Wedgewood Park Subdivision Filing No. 3 as

same is recorded in Plat Book 13, Page 36, Public Records, Mesa County, Colorado, a distance of 685.21 feet to the Southeast corner of Lot 3 Block No. 3 of said Filing No. 2; thence S00°02'11"W along the West line of said Wedgewood Park Subdivision Filing No. 2 a distance of 527.99 feet to the Southwest corner; thence S89°54'41"W along the North line of Replat of Wedgewood Park Subdivision as same is recorded in Plat Book 11, Page 311 and that certain parcel of land as described in Book 1519, Page 531, Public Records, Mesa County, Colorado, a distance of 795.21 feet, more or less to the Point of Beginning.

Said parcel contains 9.35 acres (407,483 square feet), more or less, as described.

Introduced on first reading this 15th day of November, 2006 and ordered published.

ADOPTED on second reading this 6th day of December, 2006.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk