

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4011**

**AN ORDINANCE ZONING THE CALFRAC ANNEXATION TO  
I-1 & RMF-8**

**LOCATED AT 489 30 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 Calfrac Annexation to the I-1 and RMF-8 zone districts 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 I-1 and RMF-8 zone districts are 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 I-1 (Light Industrial).

Commencing at the Northeast corner of Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  NE $\frac{1}{4}$ ) bears S00°00'55"E 1319.12 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence S00°00'55"E 254.07 feet; thence S73°00'12"W 51.24 feet to a point at the intersection of the South right-of-way line of Union Pacific Railroad and the West right-of-way line of 30 Road, as described in book 3027, pages 290 and 291, the Point of Beginning; thence along said right-of-way line the following five (5) courses: (1) S00°00'55"E 310.39 feet; (2) S39°55'13"W 40.89 feet; (3) S79°51'20"W 154.76 feet; (4) along a curve to the right, having a delta angle of 10°22'03", with a radius of 1071.00 feet, an arc length of 193.79 feet, with a chord bearing of S85°02'21"W, and a chord distance of 193.53 feet; (5) S00°13'22"W 4.52 feet; thence N89°58'02"W 666.00 feet to a point at the beginning of a non-tangent curve; thence along said curve to the left, having a delta angle of 90°03'30", with a radius of 75.00 feet, an arc length of 117.89 feet, with a chord bearing of S44°59'07"E a chord distance of 106.12 feet; thence

S00°00'55"E 254.83 feet; thence N89°58'15"W 310.98 feet; thence S00°04'40"E 329.78 feet to the Northwest corner of the SE¼ NE¼ of said Section 17; thence S00°07'45"E 658.86 feet; thence S89°53'20"W 687.49 feet; thence N00°10'25"W 1048.28 feet to the South right of way line of Union Pacific Railroad; thence along said South right of way the following (3) courses: (1) N64°28'00"E 396.95 feet; (2) N73°00'14"E 345.53 feet; (3) N73°00'12"E 1331.47 feet to the Point of Beginning.  
Containing 26.69 acres as described.

The following property be zoned RMF-8 (Residential Multi Family 8 du/ac).

Commencing at the Northeast corner of Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) bears S00°00'55"E 1319.12 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence S33°43'50"W 2377.54 feet to the Point of Beginning; thence S00°07'45"E 304.71 feet; thence N89°58'41"W 329.38 feet; thence N85°36'00"W 164.40 feet; thence N89°58'41"W 194.00 feet; thence N00°10'25"W 290.56 feet; thence N89°53'20"E 687.49 feet to the Point of Beginning.  
Containing 4.72 acres as described.

Introduced on first reading this 6<sup>th</sup> day of December, 2006 and ordered published.

**ADOPTED** on second reading this 20<sup>th</sup> day of December, 2006.

ATTEST:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk