

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4024

**AN ORDINANCE ZONING THE RIVER TRAIL ANNEXATION TO
RMF-8**

LOCATED AT 3141 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 River Trail 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 Multifamily 8).

RIVER TRAIL ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 22, 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 the NE1/4 NW1/4 of said Section 22, and assuming the East line of the NE1/4 NW1/4 of said Section 22 to bear S00°28'30"W with all bearings contained herein relative thereto; thence S00°28'30"W, along the East line of the NE1/4 NW1/4 of said Section 22, a distance of 363.01 feet to the Southeast corner of that certain parcel of land as described in Book 2433, Page 133, Public Records, Mesa County, Colorado and also being the POINT OF BEGINNING; thence S00°28'30"W, along said East line of the NE1/4 NW1/4 a distance of 956.87 feet to the Southeast corner of said NE1/4 NW1/4; thence N89°53'19"W, along the South line of said NE1/4 NW1/4 a distance of 705.08 feet to the Southwest corner of that certain parcel of land as

described in Book 4134, Page 917, Public Records, Mesa County, Colorado; thence N00°14'12"E along the West line of said parcel a distance of 1021.85 feet to the Southwest corner of that certain parcel of land as described in Book 2228, Pages 755-756, Public Records, Mesa County, Colorado; thence S89°53'18"E a distance of 265.00 feet to the Southeast corner of said parcel; thence N00°14'12"E along the East line of said parcel a distance of 268.00 feet to a point on the South line of D Road; thence S89°53'17"E along said South line, being a line 30.00 feet South of and parallel with the North line of the NE1/4 NW1/4 of said Section 22, a distance of 205.45 to a point on the West line of said parcel as recorded in Book 2433, Page 133, Public Records, Mesa County, Colorado; thence S00°28'30"W along said West line a distance of 333.01 to the Southwest corner of said parcel; thence S89°53'18"E along the South line of said parcel a distance of 240.00 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 17.405 acres (761,966 square feet), more or less, as described.

Introduced on first reading this 17th day of January, 2007 and ordered published.

ADOPTED on second reading this 7th day of February, 2007.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk