

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4033**

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

**LOCATED AT 2966, 2968 AND 2970 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 Costopoulos 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 units per acre).

**COSTOPOULOS ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, 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 Southeast corner of the SW 1/4 SE 1/4 of said Section 17 and assuming the East line of the SW 1/4 SE 1/4 of said Section 17 bears N00°01'01"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N00°01'01"W along said East line a distance of 295.00 feet to the POINT OF BEGINNING; thence S89°59'02"W a distance of 209.95 feet to the Northwest corner of that certain parcel of land as described in Book 3242, Pages 120-121, Public Records of Mesa County, Colorado; thence S00°00'39"E along the West line of said parcel a distance of 256.02 feet to a point on the Parham Annexation, City of Grand Junction, Ordinance No. 3349; thence S89°58'44"W along said Parham Annexation a distance of 119.39 feet; thence N00°01'13"W a distance of 20.00 feet to the Southeast corner of that certain parcel of land as described in Book 3668, Pages

624-625, Public Records of Mesa County, Colorado, also being a point on the North line of D Road; thence S89°58'44"W along said North line a distance of 159.48 feet to the Southwest corner of said parcel; thence N00°01'47"W along the West line of said parcel a distance of 1133.39 feet to a point on said Parham Annexation and also being a point on the centerline of the Grand Valley Canal; thence along said Parham Annexation the following five (5) courses: (1) S71°47'41"E a distance of 129.55 feet; (2) thence S76°07'49"E a distance of 132.54 feet; (3) thence S70°42'51"E a distance of 60.07 feet; (4) thence S59°25'31"E a distance of 137.94 feet; (5) thence S67°31'11"E a distance of 67.05 feet to the East line of the SW 1/4 SE 1/4 of said Section 17; thence S00°01'01"E along the East line of said SW 1/4 SE 1/4 of said Section 17 a distance of 702.16 feet, more or less, to the Point of Beginning.

Said parcel contains 10.67 acres (464,991 square feet), more or less, as described.

Introduced on first reading this 7<sup>th</sup> day of February, 2007 and ordered published.

**ADOPTED** on second reading this 21<sup>st</sup> day of February, 2007.

ATTEST:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk